



Victoria Road
Keelby
Keelby
DN41 8EH

Offers in the Region Of
£165,000

Crofts Estate Agents are delighted to bring to the market this deceptively spacious two bed semi detached house, which occupies a great corner plot location in the ever popular village of Keelby. Well presented throughout, this property presents itself as an ideal first time purchase, with the home benefitting from gas central heating and uPVC double glazing. The village is also well served by local facilities including, shops, takeaways, primary school, and public houses, and falls within the catchment of Caistor Grammar School. Internal viewing will reveal the lounge, kitchen and conservatory. Heading to the first floor you will find two bedrooms and the family bathroom. Externally, the property benefits from ample off road parking and generous size gardens to the front and rear.



Lounge

10' 11" x 15' 3" (3.32m x 4.64m)

Located at the front of the property is this beautifully presented lounge, benefitting from a feature log burner, carpeted flooring, radiator, understairs storage and two uPVC window to the front elevation.

Kitchen

8' 4" x 15' 3" (2.54m x 4.64m)

Benefitting from a selection of base and wall mounted units, with space for a freestanding oven, extractor above, sink with drainer and space for an undercounter fridge. There is also vinyl flooring, tiled splash back and uPVC which leads into the conservatory. The kitchen can, if required accommodate a freezer or washing machine/dishwasher in the same place as the plumbing is located behind behind.

Conservatory

8' 10" x 13' 6" (2.69m x 4.11m)

Neutrally decorated, the conservatory benefits from vinyl flooring, power and lighting, uPVC windows, which allow plenty of natural daylight to enter and a uPVC door to the side.

Bedroom 1

8' 7" x 10' 11" (2.61m x 3.32m)

Bedroom one briefly comprises of carpeted flooring, radiator, neutral decor and uPVC window to the rear elevation

Bedroom 2

8' 4" x 11' 10" (2.54m x 3.60m)

Bedroom two briefly comprises of feature coal fire place, carpeted flooring, radiator and uPVC window to the front elevation.

Bathroom

6' 8" x 8' 1" (2.03m x 2.46m)

Benefitting from a bath with shower above, WC, basin, vinyl flooring, airing cupboard, radiator and uPVC window to the front elevation.

Externally

Externally, there property benefits from ample off road parking and generous size gardens to the front and rear. There is also an outbuilding with electric and plumbing for a washing machine and dryer.



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band A: To confirm council tax banding for this property please view the website- www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office, or visit www.croftsestateagents.co.uk seven days a week to arrange your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

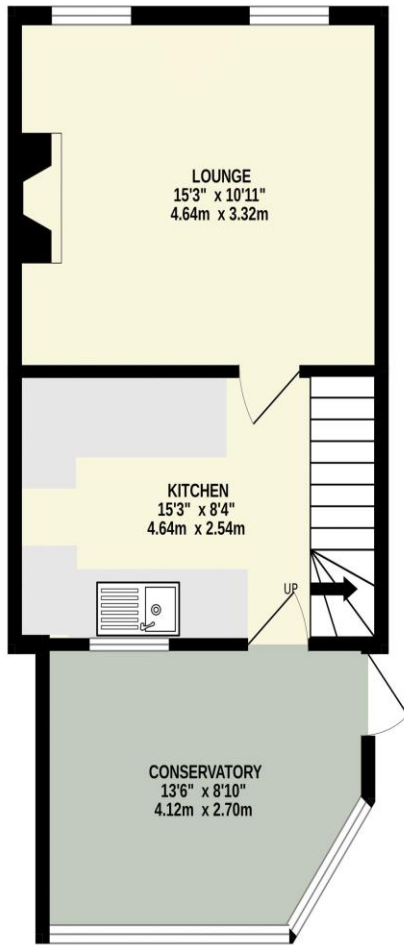
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With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

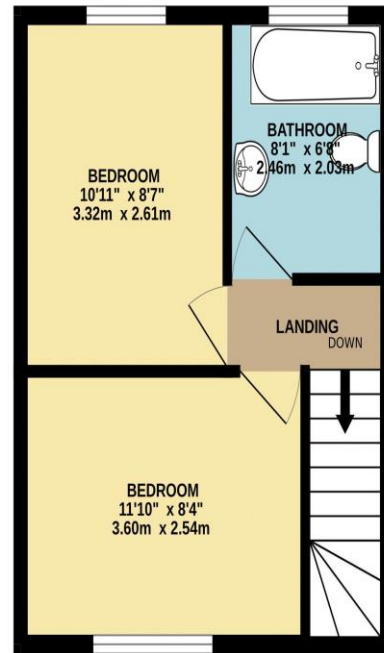
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GROUND FLOOR
399 sq.ft. (37.1 sq.m.) approx.

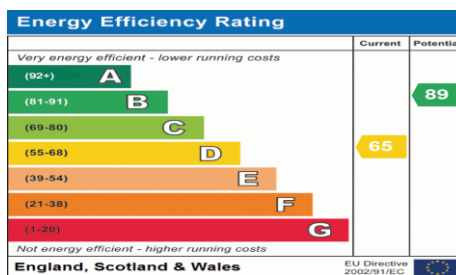


1ST FLOOR
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA: 692 sq.ft. (64.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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