



**Laburnum Cottage North  
End Keelby  
Keelby  
DN41 8HZ**

**Offers in the Region Of  
£230,000**

Crofts Estate Agents are excited to bring to the market this charming two bed detached cottage, situated in the ever popular village of Keelby. Tucked away in the corner of North End, this perfectly positioned home boasts open field views, detached double garage and spacious internal living. The village itself is well served by convenience stores, cafe, public houses and falls within the school catchment of Caistor Grammer. Excellent road links also provide easy access to the A180/M180 and Humberside Airport. Internal viewing will reveal the porch, spacious lounge, kitchen and Dining room. Heading to the first floor you will find two excellent size bedrooms and the family bathroom. The master bedroom also benefits from en-suite and walk in wardrobe. Externally there is off road parking with detached double garage, generous size garden and open field views to the rear.

Address : 21 Kennedy Way, Immingham, DN40 2AB  
Email : [immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)  
Website : [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)

**OFFICE HOURS**

Mon to Fri 9am to 5.30pm (Tuesday opening 9.30am)  
Saturday 9am to 3pm  
Sunday Closed



# CROFTS ESTATE AGENTS

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### Lounge

11' 1" x 23' 10" (3.38m x 7.26m)

This spacious living room benefits from carpeted flooring, dual aspect uPVC windows which allow plenty of natural light to enter, gas fire, coving, radiator and uPVC French doors.

### Dining Room

11' 1" x 21' 0" (3.38m x 6.40m)

The dining room, which is a really good size, comprises of carpeted flooring, radiator, brick fire place, and dual aspect uPVC windows.

### Kitchen

7' 1" x 9' 1" (2.16m x 2.77m)

The kitchen which is located in between both reception rooms comprises of base and wall mounted units, integral oven with electric hob above, sink with drainer, LED under cabinet lighting and uPVC window. There is also plumbing under there stairs, which could be utilised for a washing machine and dishwasher.

### Bedroom 1

11' 11" x 16' 11" (3.63m x 5.15m)

The master bedroom briefly comprises of carpeted flooring, radiator, walk in wardrobe, en-suite and uPVC window.

### En-suite

6' 9" x 6' 11" (2.06m x 2.11m)

### Bedroom 2

11' 11" x 12' 9" (3.63m x 3.88m)

Bedroom two briefly comprises of carpeted flooring, radiator, tasteful decor and uPVC window.

### Bathroom

5' 10" x 11' 11" (1.78m x 3.63m)

This modern bathroom suite benefits from a bath with shower above, WC and counter top bowl basin with storage below. There is also carpeted flooring, radiator, LED lighting and uPVC window.

### Externally

Entering the properties boundaries you will find a paved driveway creating ample off road parking, with detached double garage benefitting from power, lighting and side access. The garden itself is a good size, mainly laid to lawn, along with flower bed borders and footpath leading to the cottage. The positioning of this home is excellent, with fantastic open field views to the rear.

**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 and all viewings are strictly by appointment only please.

**Council Tax Information**

Band D: To confirm council tax banding for this property please view the website- [www.voa.gov.uk/cti](http://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](http://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.

**Mortgage and Financial Advice**

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.

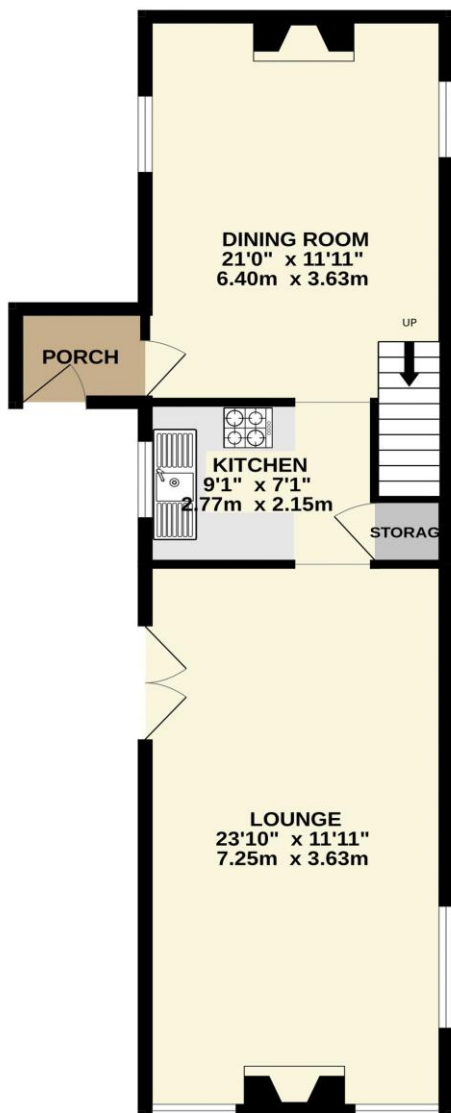
*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*







GROUND FLOOR  
575 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR  
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1142 sq.ft. (106.1 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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