



Riby Road, Keelby, DN41 8ER

**FOR SALE - £300,000**

**CanTERS**

Chartered Surveyors

The village of Keelby is a pleasant and affluent area, situated between the villages of Stallingborough, Brocklesby, Great Limber and Aylesbury, approximately 10 miles to the west of Grimsby. The village is primarily accessed via the A18, which allows for excellent links to the Lincolnshire Wolds and Cleethorpes Seafront, as well as the surrounding villages, Lincoln and Humberside Airport, but is also serviced by a local route bus service into Grimsby and Cleethorpes. Local amenities include the Keelby Primary Academy school (rated Good at its most recent Ofsted inspection), a Spar convenience store, Lillys Tea room and two public houses. Riby Road forms the main arterial road into the village centre from the A18 to the south, which also forms part of the bus route into/out of the village, with the property situated on its western side, opposite to its junction with Saddle Way.

This **THREE BEDROOMED DETACHED CHALET BUNGALOW** occupies a private position, set back from the street scene and comprises a lounge, kitchen, dining room, conservatory, bedroom, bathroom and snug/office on the ground floor, with two bedrooms and a shower room on the first floor. The property benefits from uPVC double glazed windows and central heating throughout, in addition to private front and rear gardens, off-road parking for multiple vehicles (parked nose-to-tail) and a double garage.

<b>Entrance Hall</b>	Reception lobby, accessed via a uPVC door from the side aspect with a return window to the rear aspect, providing access into all ground floor parts, with exception to the conservatory. Neutral décor, including carpet floors and gas lamp-style lights. Two cupboard stores.
<b>Lounge</b>	5.18m x 3.35m. Reception room, providing views to the front and side aspects, the first of which utilises a semi-circular half-bay window, incorporating a gas fire with marble hearth, timber surround and decorative inserts. Neutral décor, including carpeted floors and a double trio of spotlights.
<b>Kitchen</b>	3.50m x 3.35m. Fitted kitchen, providing views to the rear and side aspects, as well as access to the rear gardens via a uPVC door, incorporating a range of fitted units, including a sink with drainer, plus a five-hob Rangemaster Classic 90 range cooker and spaces for multiple white goods. Neutral décor, including tiled flooring, white tile splash back and double spotlight strips.
<b>Dining Room</b>	3.20m x 3.33m. Reception room, providing access into the Conservatory and incorporating an electric fire with marble surround and hearth. Neutral décor, including carpet flooring and wall lights.
<b>Conservatory</b>	3.00m x 4.23m (max). Reception room, providing panoramic views into the rear gardens in addition to access via a double uPVC patio door. Neutral décor, including timber flooring and a ceiling fan.
<b>Bedroom 1</b>	3.20m x 4.33m (max). Master bedroom, providing views to the front aspect and incorporating a range of fitted wardrobes, drawers and display units. Neutral décor, including carpet flooring and chandelier-style pendent lighting.
<b>Bathroom</b>	2.40m (max) x 2.30m (max). Family bathroom, providing views to the side aspect, comprising a WC, basin and bath with shower attachment. Neutral décor, including carpet flooring, a modern grey tile splash back and pendent lighting.
<b>Office / Snug</b>	3.18m (max) x 3.35m (max). Lobby area/reception room, providing views to the side aspect and housing the staircase with ancillary space for an office or snug. Neutral décor, including carpet flooring and pendent lighting. Small under stair cupboard.
<b>Landing</b>	Carpet covered timber staircase leading to a landing, providing access to all first floor rooms.
<b>Bedroom 2</b>	2.88m x 4.33m. Double bedroom, with skylights and eaves storage. Neutral décor, including carpet flooring and dome lighting.
<b>Bedroom 3</b>	2.90m x 4.55m (max). Double bedroom, with skylights and a built-in wardrobe. Neutral décor, including carpet flooring and dome lighting.
<b>Shower Room</b>	1.65m (max) x 2.98m (max). Part-decorated state with skylights, comprising a WC, basin and shower cubicle. Neutral décor, including a vertical towel rail and wall lighting.
<b>Outside</b>	Large lawned gardens to the front, with a concrete driveway, secured using timber fences and a low-level brick wall.  Lawned gardens to the rear, with a concrete flagstone patio and timber shed, secured using brick walls.

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 17/09/2021

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**ADDITIONAL PHOTOS & PLANS**



Entrance Hall



Lounge



Kitchen



Dining Room



Conservatory



Bedroom 1

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**ADDITIONAL PHOTOS & PLANS**



**Bathroom**



**Office / Snug**



**Bedroom 2**



**Bedroom 3**



**Front Garden**



**Rear Garden**

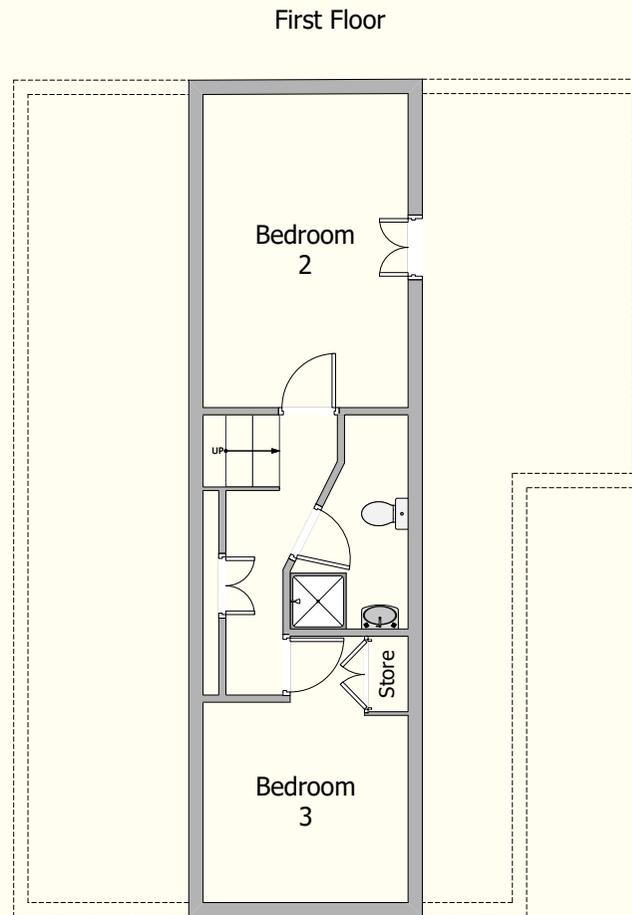
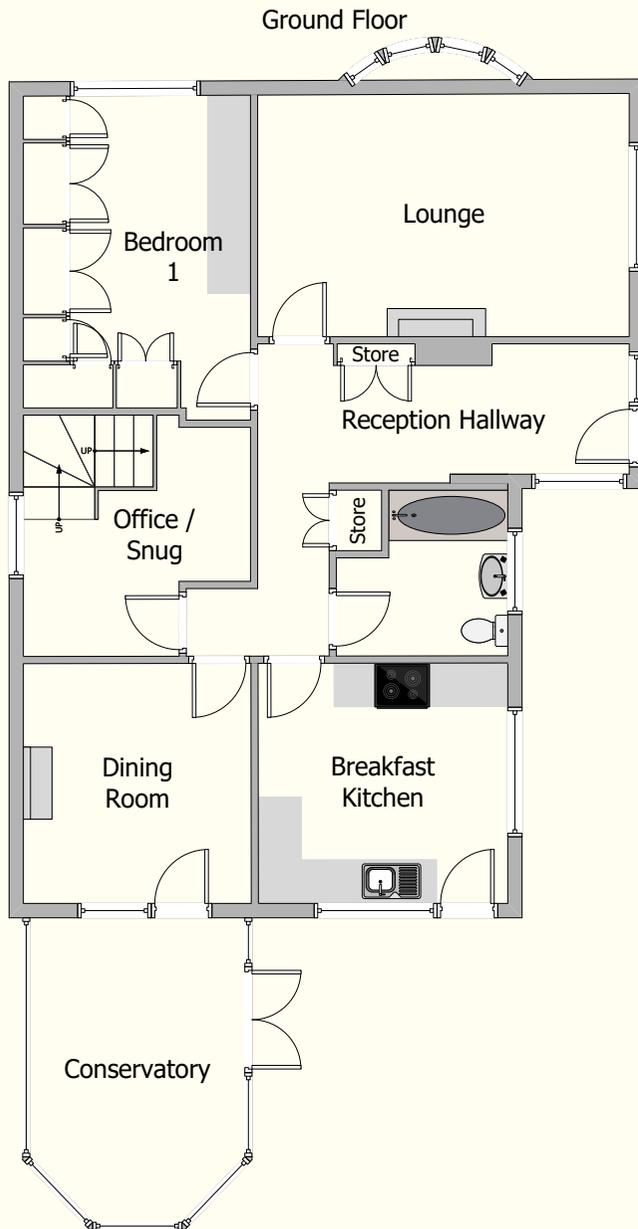
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**Garage**

5.38m x 6.10m. Double detached brick garage, accessed via the driveway with a wide up-and-over door, capable of housing two vehicles. Concrete flooring, a uPVC double glazed window and connection to mains electricity.

**Council Tax Band:** 'C'

NB: The property is listed on the DirectGov website with an Improvement Indicator, which states that "improvements have been made to the property that might result in the Council Tax band changing if a relevant transaction takes place, for example, if the property is sold". As a result, this Band may change upon completion and any purchaser should contact West Lindsey Council for further information.

**EPC Rating:** Awaiting Confirmation

**FURTHER INFORMATION AND TO VIEW:**

Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.

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