



43 Woodlands Avenue

Keelby, Grimsby, DN41 8SF



Book a Viewing!

£250,000

A spacious Four Bedroom Detached Property located within a quiet cul-de-sac in the sought after village of Kelby. The property is being sold with No Onward Chain and viewing is recommended. The accommodation comprises an Entrance Porch leading into a Sitting Room/Dining Room, a spacious Living Room, Ground Floor WC, and an Open Plan Kitchen/Dining Area which leads into a Conservatory/Sunroom. To the First Floor are Four Double Bedrooms, two of which benefit from built-in wardrobes, and a Family Bathroom. Outside, the property occupies a generous plot with a long driveway providing off-road parking for multiple vehicles. There is also a detached garage with a potting shed to the rear. The rear garden is mainly laid to lawn with raised beds and planting areas.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – C.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Keelby is a charming and well connected village that offers local amenities including primary school, village shop, pubs and a Co-op, excellent transport links to commute to Grimsby and Immingham and surrounding areas.



ACCOMMODATION

PORCH

8' 2" x 5' 10" (2.49m x 1.78m) With wooden flooring, external door with frosted window to the side, uPVC double glazed window to the side elevation and wooden door leading into sitting room/dining room.

SITTING/DINING ROOM

13' 2" x 10' 2" (4.01m x 3.1m) With wooden flooring throughout, radiator, uPVC double glazed window to the side elevation and doors leading to further accommodation.

LIVING ROOM

16' 1" x 13' 1" (4.9m x 3.99m) Carpeted throughout, radiator, uPVC double glazed bay window to the front elevation with additional side window, and fireplace.

HALLWAY

With wooden flooring, stairs rising to the first floor, under stairs storage and doors leading to rooms.

WC

4' 4" x 8' 9" (1.32m x 2.67m) With wooden flooring, low level WC, wash hand basin, boiler location and uPVC double glazed frosted window to the side elevation.

KITCHEN

7' 10" x 8' 9" (2.39m x 2.67m) With tiled flooring, fitted with a range of wall and base units, wooden work surfaces over, integrated sink with drainer, integrated gas oven with extractor fan over and open plan access into dining room and conservatory.

DINING AREA

7' 10" x 10' 11" (2.39m x 3.33m) With tiled flooring, radiator and uPVC double glazed bay window to the rear elevation.

CONSERVATORY

12' 9" x 8' 10" (3.89m x 2.69m) With tiled flooring, uPVC double glazed windows to the rear and side elevations, external stable door leading into the garden and log burner.

LANDING

With doors leading to rooms and airing cupboard.

BEDROOM 1

11' 7" x 10' 7" (3.53m x 3.23m) With wooden laminate flooring, radiator and uPVC double glazed window to the rear elevation.

BEDROOM 2

10' 6" x 10' 7" (3.2m x 3.23m) With radiator, built-in wardrobes and uPVC double glazed window to the front elevation.

BEDROOM 3

8' 6" x 8' 9" (2.59m x 2.67m) With radiator and uPVC double glazed window to the front elevation.





BEDROOM 4

8' 2" x 9' 4" (2.49m x 2.84 m) With radiator, built-in wardrobe and uPVC double glazed window to the rear elevation.

BATHROOM

7' 5" x 5' 6" (2.26m x 1.68 m) With tiled flooring, low level WC, wash hand basin, bath with overhead shower, tiled surround, radiator and uPVC double glazed frosted window to the side elevation.

GARAGE

19' 0" x 9' 4" (5.79m x 2.84 m) With up-and-over door with power supply.

POTTING SHED

5' 2" x 9' 7" (1.57m x 2.92m)

OUTSIDE

FRONT

Driveway providing off-road parking, a well maintained lawn area with access to the garage and rear via the side of the property.

REAR

There is a well maintained lawn with raised beds and planting areas, a patio seating area, access to the garage and side access to the front. Potting shed located to the rear of the garage.



WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

- None of the services or equipment have been checked or tested.
- All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

GENERAL

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