



Asking Price £135,000

TENURE : FREEHOLD

George Street , DN17

Bedrooms : 3

Bathrooms : 2

Reception Rooms : 2

**RENOVATED SEMI-
DETACHED HOME**

COTTAGE STYLE PROPERTY

OFF ROAD PARKING

**LARGE SOUTH FACING
GARDEN**

DOUBLE BEDROOMS

MODERN FITTED KITCHEN

Louise Oliver Properties Limited
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Louise Oliver Properties is pleased to welcome to the market a three-bedroom semi-detached home in the popular rural village of Keadby, North Lincolnshire. The property has undertaken a scheme of refurbishment throughout to include, a new roof, extended kitchen space to include utility, gas central heating with combi boiler, full double glazing with beaded uPVC windows, refurbished layout to the first floor to utilise the space to include three double bedrooms and three-piece family bathroom, off road parking to the front aspect with access via newly installed double gates.

The property is situated to George Street, Keadby. A popular residential location, offering ease of access to surrounding town and villages including, Scunthorpe, and Crowle. The location offers ease of access to good local transport networks including, the national motorway network, and A18 offering access through to Doncaster, and beyond. Public transport serves the village by way of local bus service, and train station. The village offers local convenience store, good local primary schools, and medical practice.

Briefly the property comprises of landscaped front including manicured lawn, and double driveway, with double gated access, and manicured herbaceous border. Entrance to the property is via the front aspect, with the option to enter through the kitchen, or into the main entrance hall. The main entrance hall benefits under stairs storage and access to the ground floor wet room, boasting full wet room flooring, PVC walls, electric shower unit, pedestal hand basin, and low flush toilet. Opening to the lounge and dining areas, with the lounge boasting double doors to the rear aspect exiting to south facing gardens. The dining room sits open plan to the main kitchen, a comfortable size to accommodate family dining table. The galley style kitchen is presented to a high standard, boasting utility area, built-in appliances to include, microwave, oven grill, hob, and extractor unit. wall and base storage to box in American style freestanding fridge freezer, breakfast bar, ample room for under counter white goods, and exits to both the front and rear aspects. The first floor has been sympathetically renovated to make further use of the generous space, boasting three double bedrooms, built in storage, and three-piece bathroom suite. Externally the grounds have been landscaped throughout to include manicured lawn, and shingle drive to the front aspect. The rear private south garden boasts south facing views and is not overlooked. A large, manicured lawn sits adjacent to sun terrace and wooden pergola.

Viewings are highly recommended!

Council tax band: A

Disclaimer:

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ENTRANCE

Spacious entrance to the property via the front aspect boasting, wood laminate flooring, front aspect uPVC door to entry, under stairs storage, side aspect obscure glazed window, radiator, light to ceiling, and opening to ground floor shower room, lounge, and dining room, with stairs to first floor.

GROUND FLOOR SHOWER ROOM *1.36m x 1.59m*

Three-piece ground floor wet room comprises of, anti-slip flooring, pedestal hand basin, close coupled toilet, electric shower, mermaid board to the walls, extractor unit, and light to ceiling.

LOUNGE *6.16m x 3.10m*

Spacious through lounge to the eastern aspect of the property boasts, wood laminate flooring, dual aspect uPVC windows, double uPVC doors to the rear aspect opening to south facing garden, electric fire with tiled mantle, radiator, and light to ceiling.

DINING ROOM *2.71m x 3.65m*

Generous dining space open plan to the kitchen comprising, wood laminate flooring, rear aspect uPVC window, radiator, and light to ceiling.

KITCHEN *5.53m x 2.28m*

Well-proportioned modern kitchen with utility space comprising of, wood fronted wall and base storage, built in oven, grill, and microwave oven, integral gas hob, marble effect worktops, built-in space for American style freestanding fridge freezer with storage units surrounding, stainless steel sink and drainer, tiled flooring and walls, dual aspect single uPVC doors, rear aspect uPVC window, access to the loft space, and gas central heating combi boiler is located.

BEDROOM ONE *4.18m x 2.87m*

Double bedroom comprising, carpet flooring, built in storage, rear aspect uPVC window, radiator, and light to ceiling.

BEDROOM TWO *3.30m x 3.35m*

Double bedroom comprising, carpet flooring, rear aspect uPVC window, radiator, and light to ceiling.

BEDROOM THREE *3.35m x 2.19m*

Double bedroom comprising, front aspect uPVC window, carpet flooring, radiator, and light to ceiling.

BATHROOM *2.57m x 1.51m*

Three-piece family bathroom accommodating, concealed waste vanity hand basin, close coupled toilet, P shaped panel bath with fixed shower screen and handheld shower hose, radiator, built-in base storage, ladder style towel radiator, vinyl flooring, tiled walls, twin side aspect obscure glazed uPVC windows, and light to ceiling.

EXTERNAL

Front aspect offers double driveway with shingle front and manicured lawn, double gated access, and entrance to the property via entrance hall and kitchen. Rear south facing private garden boasts large, manicured lawn, raised planter beds, sun terrace, secured perimeter, and benefits not being overlooked

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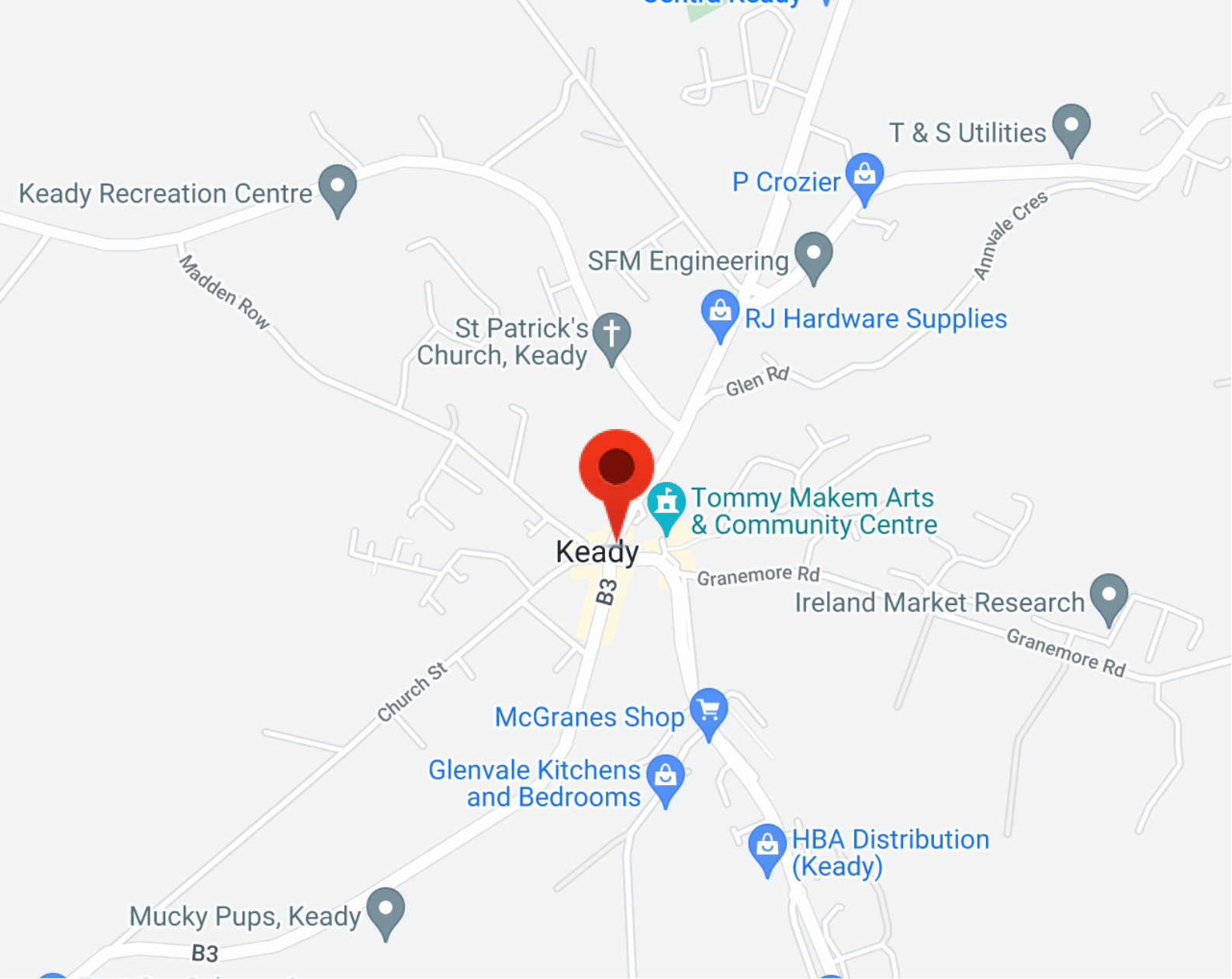
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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