



MASONS

EST. 1850

9 MILL LANE, KEELBY

ABOUT 9 MILL LANE...

A smartly presented modern town house in a popular village offering modern accommodation comprising hall, kitchen diner, lounge, utility and WC. To the first floor two generous bedrooms with family bathroom. Front garden and low maintenance sunny rear garden with a south easterly aspect with garden store. Beyond the garden is the shared parking area where the property has two allocated spaces. Keelby is well positioned for Grimsby and Immingham commuting with Humberside airport and motorway links nearby.

Directions

From Laceby, travel along the A18 through the dual carriageway, continuing as the A18 proceeds to Keelby village. Upon arriving at Keelby take the right turning into Mill Lane and the property will be shortly found on the right with parking available by way of the shared driveway found just before on the right-hand side.

The Property

Dating date back to 2018 with first occupation in 2020 built to a high standard with the property also benefitting from the remainder of its 10 year build zone warranty, having block and brick construction with coloured rendered finish to external walls and clay pantile roof covering over a pitched timber roof structure. The property has uPVC windows and doors and is for sale with all blinds included. There is right of way over the adjacent driveway giving access to the parking area where two spaces are allocated for this property. Heating is by way of gas central heating system via a combination boiler located in the kitchen.

Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Entrance Hall

Having composite front door with central window into hall with shoe racking to side, central heating thermostat, neutral decoration, carpeted floor and smoke alarm. Six-panel door into kitchen and carpeted stairs leading up to first floor.



9 MILL LANE, KEELBY, DN41 8HB

Kitchen Diner

Having a good range of base and wall units finished with ivory Shaker style doors, oak-effect, roll-top laminated work surfaces with matching upstands and having a good range of built-in appliances including single electric Lamona oven and four-ring Lamona induction hob with extractor fan above. Built in fridge, Slimline Lamona dishwasher and single bowl stainless steel sink. To the side is the Alpha gas-fired combination boiler with timer controls to side. Electric consumer unit and extractor fan to wall with window overlooking front garden. Space to side for dining table and having built-in corner bench unit with storage space within. Spotlights to ceiling and having wood-effect vinyl cushion flooring.

Lounge

A spacious reception room with neutrally decorated walls, double French doors leading onto the rear garden, carpeted floor and with a large understairs storage cupboard to side, having carpeted floor and fitted shelving within.





Utility

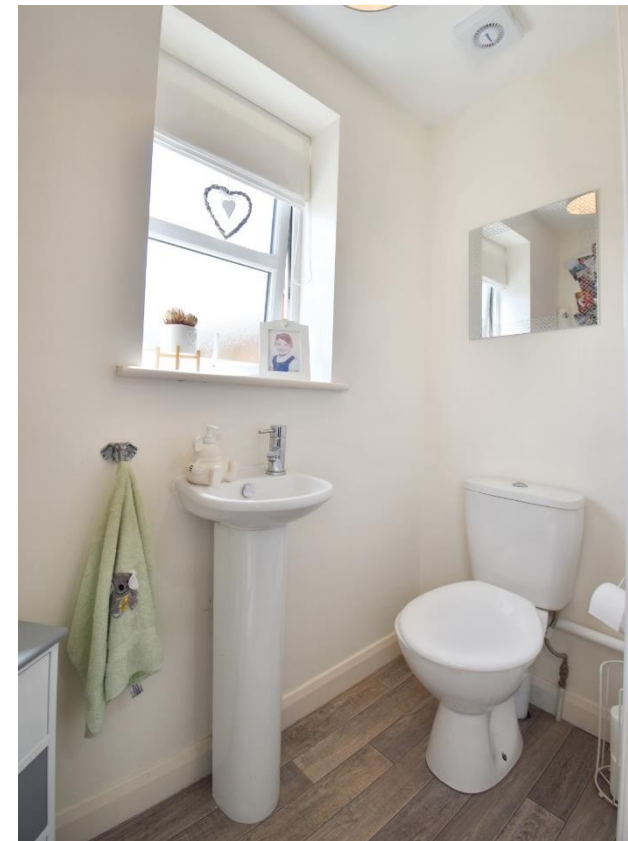
Having fitted wall units in Shaker style ivory with roll-top, oak-effect laminated work surface with matching upstands, space and plumbing provided below for washing machine and tumble dryer. Extractor fan to ceiling and useful shoe storage cupboard to side with part-glazed uPVC door leading into rear garden. Wood-effect vinyl cushion flooring with door into:

WC

With low-level WC, wash hand basin and frosted glass window to rear. Extractor fan to ceiling and wood-effect vinyl cushion flooring.

First Floor Landing

Having six-panel doors to bedrooms and bathroom, carpeted floor, loft hatch to roof space and smoke alarm.



Bedroom 1

Being a generous double in size with carpeted floor, window to front and having a built-in cupboard to the side fitted with shelving and hanging rails, making an ideal wardrobe with carpeted floor.

Bedroom 2

Positioned at the rear, being a very large single or could be used as a double with window to rear and carpeted floor.

Family Bathroom

Having panelled bath with thermostatic mixer and shower screen to side, tiling to wet areas, low-level WC, wash hand basin with fitted shelf above. Extractor fan to ceiling and spotlights, with frosted glass window to rear and wood-effect vinyl cushion flooring.





Front Garden

Having post and rail fencing to perimeters with paved steps leading up to front door with remainder of garden laid to low-maintenance gravel. Access to electric and gas meter and courtesy lighting with attractive canopy over front door with timber frame.

Rear Garden

Enjoying a sunny south-easterly aspect, laid predominantly to patio with slabbed area ideal for alfresco dining and barbecues, extending into the Astro-turfed area to side with large metal corrugated garden storage unit with felted roof. High-level fenced boundaries and raised brick border planted with mature bush to side. Outside light and gated access at rear into the shared parking area where the property benefits from two allocated parking spaces in the large gravelled space, with access back to the road down the side of the properties.

Location

Keelby village is 6 miles west of Grimsby and just 5 miles from the Humberside Airport. There are two village pubs – the Kings Head and the Nags Head, St. Bartholomew's Church, the Healing and Keelby Methodist Church, food stores, fish and chip shop and a multi-purpose sports field on the village outskirts. The village has a primary school and falls into the catchment area for the highly regarded Caistor Grammar School.

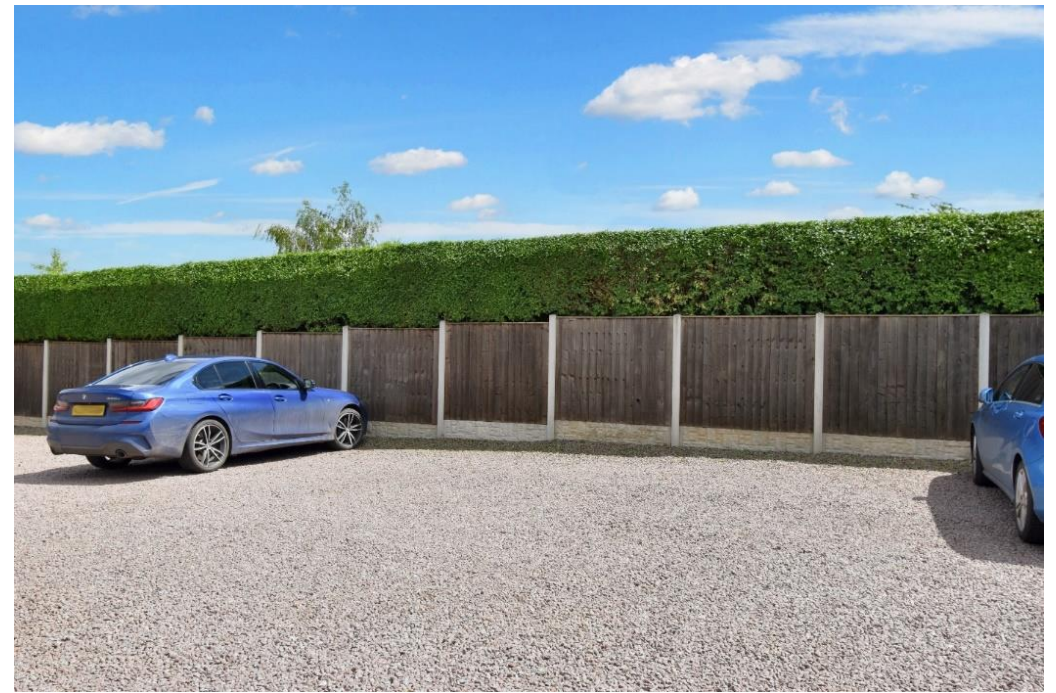


Viewing

Strictly by prior appointment through the selling agent.

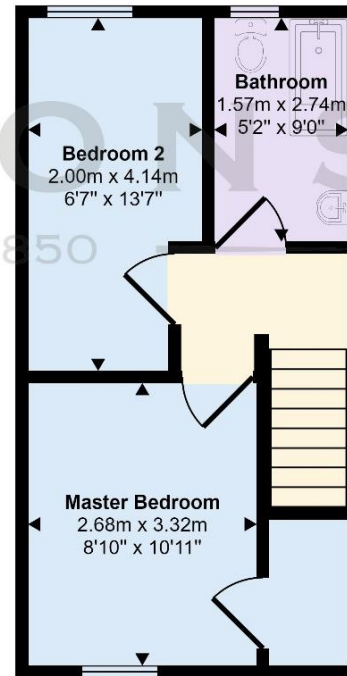
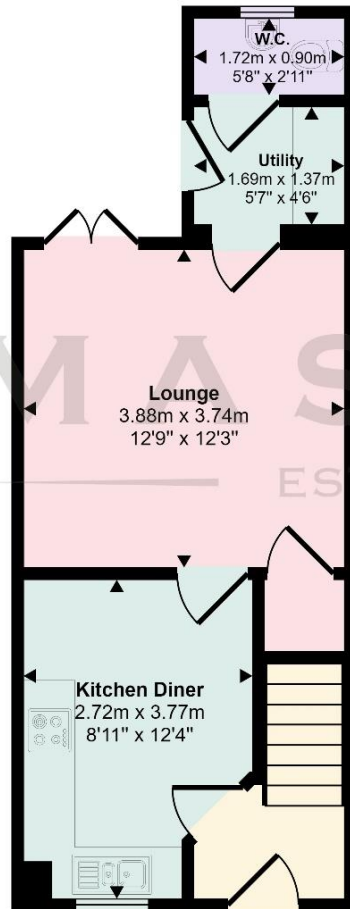
General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains gas electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band A.

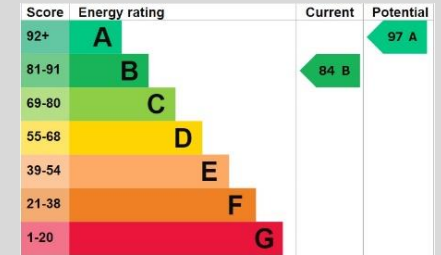


FLOORPLANS AND EPC GRAPH

Approx Gross Internal Area
62 sq m / 671 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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