

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

7 THORNTON GARDENS, KEELBY GRIMSBY

PURCHASE PRICE £234,950 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

B

PURCHASE PRICE

£234,950

TENURE

We understand the property to be Freehold and this is to be confirmed by the solicitors



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7 THORNTON GARDENS, KEELBY GRIMSBY

Nestled in the charming village of Keelby, this detached bungalow on Thornton Gardens is a hidden gem waiting to be discovered. Boasting a spacious lounge that overlooks the lush garden, this property offers a tranquil retreat from the hustle and bustle of everyday life. With three cosy bedrooms, a well-loved kitchen/breakfast room, and a classic bathroom, this home is perfect for those seeking a peaceful abode.

The front and rear gardens provide ample space for green-fingered enthusiasts to create their own botanical haven, while the driveway and detached garage offer parking for two vehicles, ensuring convenience for the modern homeowner. Although the property may be a little dated, it presents a fantastic opportunity for those looking to add their own personal touch and make it their own.

Offered for sale with no chain, this detached bungalow is a rare find in this sought-after location. Don't miss out on the chance to own a piece of village charm with this delightful property.

ENTRANCE HALL

Through a u.PVC double glazed front door into the hall where doors to all rooms lead off. There is a built in cupboard, a central heating radiator, a light and coving to the ceiling.

LOUNGE

18'6 x 11'3 (5.64m x 3.43m)

The spacious lounge with u.PVC double glazed windows to the side and rear and a u.PVC double glazed door into the garden. A Mahogany fire surround with a tiled back, a marble effect hearth and a coal effect gas fire within. There is a central heating radiator, a light, coving and ceiling rose to the ceiling.



7 THORNTON GARDENS, KEELBY GRIMSBY

LOUNGE



KITCHEN/BREAKFAST ROOM

13'0 x 10'2 (3.96m x 3.10m)

With a range of wall and base units, contrasting work surfaces incorporating a cream sink unit with a chrome mixer tap and tiled splash backs. There is plumbing for a washing machine and an electric cooker. A u.PVC double glazed window and door, a central heating radiator, vinyl to the floor and lights to a beamed ceiling.



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KITCHEN/BREAKFAST ROOM



BATHROOM

9'1 x 6'4 (2.77m x 1.93m)

The bathroom comprising of a panelled bath with chrome taps and an Aqualisa shower, a pedestal wash hand basin and a toilet both with chrome fittings. A u.PVC double glazed window, fully tiled walls, a central heating radiator, a built in airing cupboard and a light to the ceiling.



7 THORNTON GARDENS, KEELBY GRIMSBY

BEDROOM 1

12'9 into bay x 11'3 (3.89m into bay x 3.43m)

This double bedroom to the front of the property with a u.PVC double glazed walk-in bay window, a central heating radiator and a light to the ceiling.



BEDROOM 1



7 THORNTON GARDENS, KEELBY GRIMSBY

BEDROOM 2

11'4 x 9'2 (3.45m x 2.79m)

Another double bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator and a light to a beamed ceiling.



BEDROOM 3

11'3 x 8'3 (3.43m x 2.51m)

A single bedroom with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



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GARAGE

The detached brick garage with an electric door, a u.PVC double glazed window to the side and there is light and power within.



OUTSIDE

The front garden has a fenced boundary with established bushes and decorative stone borders and is mainly block-paved for ease of maintenance and off road parking.



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OUTSIDE


The rear garden has a fenced boundary and is mainly laid to decorative stones with a concrete pathway around. There is established borders and an outside tap.




The floor plan shows a rectangular layout. On the left side, there are three bedrooms stacked vertically, labeled 'BEDROOM 1' at the bottom, 'BEDROOM 3' in the middle, and 'LOUNGE' at the top. To the right of the lounge is the 'KITCHEN/BREAKFAST ROOM'. Below the kitchen is a 'BATHROOM'. A central 'ENTRANCE HALL' provides access to the bedrooms, bathroom, and kitchen. The kitchen area includes a 'CUPBOARD' and a 'SINKING CUPBOARD'. The plan also shows several windows and doors, including a set of stairs leading up from the entrance hall.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC 	



ADDITIONAL NOTES

FREE VALUATIONS:

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

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WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

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Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

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YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

They normally charge a fee for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 payable on production of offer.

(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)

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*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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