



Affitto Estate Agents are proud to offer to the market this CHARMING SEMI-DETACHED 3-BEDROOM COTTAGE with a DRIVEWAY and beautiful surroundings, tucked away in Keelby, Lincolnshire.

The cottage presents a delightful blend of traditional elegance and modern comfort.

The living room boasts exposed wood beams overhead, adding character to the property. A feature fireplace provides a warm feeling to this cosy room. Large windows allow natural light to flood the room, offering views of the picturesque surroundings.

The kitchen combines rustic charm with contemporary convenience. It's equipped with appliances and ample cabinet space. A dining area provides the perfect spot to enjoy a morning coffee whilst looking out at the beautiful garden.

There is also a large modern rustic utility area with lots of storage, this also leads to the back garden.

The front garden offers plenty of room for outdoor activities or to simply enjoy fresh air and scenery. The private patio area is ideal for alfresco dining and entertaining.

To the rear of the property, the garden has a lawn area, paved and gravel patio area complemented with shrubs and trees.

Access to the communal gravelled drive at the rear which leads back around to the front of the property under a roofed access which provides a log store area for the property.

This character cottage with its spacious garden in the rural location of Keelby offers the perfect blend of comfort, charm, and tranquility.

The first floor has the master bedroom which also consists of a large EN-SUITE which includes a bath with an overhead shower, basin, and W/C.

The two other bedrooms are of a good size and will both fit a double bed. It also has double-glazed windows that look out onto the garden. Each room has a cosy and homely feel.

Finally, a family bathroom that comes complete with a 3 piece suit. Including a W/C, full-size bathtub with a shower attachment and basin.

#### Features

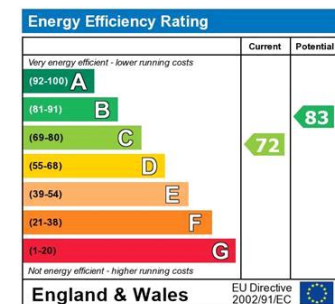
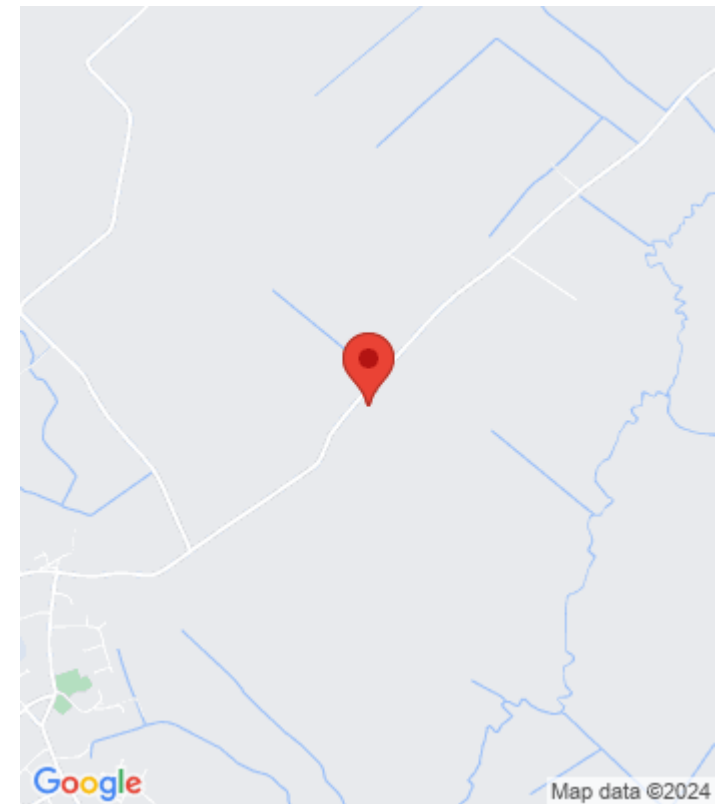
- Semi-Detached House
- Spacious Family Home
- Three Double Bedrooms
- Large Driveway & Garden
- Stunning Dining Kitchen & Utility
- Large Living Room

Council Tax Band: C

Tenure: Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.