



**42 QUEEN'S CRESCENT ,  
KEADBY, SCUNTHORPE, DN17 3DJ**

- Newly re-styled to a very high (show-house) standard • 2 double BEDROOM end town house.
- NEW fully fitted Kitchen Diner • NEW 'designer' Shower Room and Separate Toilet • PVCu double glazing • Cavity insulation • Central heating • Pretty gardens with parking and garage space
- NEW floorings and blinds etc. •

## LOCATION

Keadby is a well served village only 3 miles from Scunthorpe and Retail Parks (Tesco, Marks and Spencer, etc.).

## ACCOMMODATION

(All measurements are approx. only)

### Ground floor

### ENTRANCE LOBBY

### HALL

**THROUGH LOUNGE DINER** (5.5m x 3.3m) front and rear facing windows (with vertical blinds), led multi-ceiling lights on dimmer control, 2 radiators and electric fire.

**THROUGH KITCHEN DINER** (6.4m x 3.7m) newly fitted out to superb 'designer' standard in white/grey with tile floor and splash areas, high gloss finish to fitted units, counter top, colour-coordinated 1 ½ bowl sink with hose mixer tap, integrated BOSCH induction hob and eye-level oven, canopied fan, washer and drier, lots of cupboard space, under cabinet and multi led ceiling lighting, front and rear windows (with blinds), radiator, Dining bar and window bench seating, etc.

**REAR VESTIBULE** with double doors and garden outlook.

### Staircase to first floor LANDING

**MAIN BEDROOM** (4.5m x 3.8m) of large size with front and rear windows (with blinds), 'Japan' sliding mirrored doors to double size wardrobe, radiator and multi-led lighting on dimmer control.

**SECOND DOUBLE BEDROOM** (3.5m x 2.7m) front window (with blind), radiator, in-built wardrobe and multi-led lighting on dimmer control.

**SHOWER ROOM** newly re-styled with bath size cubicle with rain shower, hand spray and folding seat, 'sparkle' panel décor, fan, towel radiator, window (with blind).

**TOILET/WASH ROOM** also newly re-styled with integrated w.c. and wash basin, vanity storage, mirrored cabinet and half tile décor.

## OUTSIDE

Enclosed front garden with gated entrance. Side vehicular access and double gates to secure parking (and garage space) within the large rear garden (in two enclosed sections) with lawns, colourful plantings, new shed, sensor lighting and a 'secret garden'.

## SERVICES

Mains water, electricity and drainage. Modern oil fired central heating.

## COUNCIL TAX

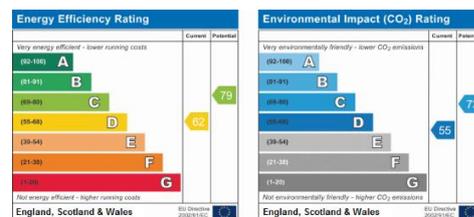
Band A.

## LOCAL AUTHORITY

North Lincs Council.

## EPC

D 63.



## VIEWING

By appointment with Grice and Hunter.





## Ground Floor

Approx. 44.6 sq. metres (480.6 sq. feet)



## First Floor

Approx. 33.9 sq. metres (364.8 sq. feet)



Total area: approx. 78.5 sq. metres (845.4 sq. feet)

All measurements are approximate  
UK Property Services & Floor Plans Ltd  
Plan produced using PlanUp.

**42 queens crescent**

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Isle of Axholme  
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