



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



5 Elm Tree Close

£149,950

Keyingham, HU12 9TQ



Nestled in a small cul-de-sac within a short walk of the local school and village amenities is this very well presented three bedroom house, enjoying a flexible open plan ground floor layout and with all bedrooms having fitted storage for added convenience. Finished to a modern standard throughout with a contemporary bathroom and fitted kitchen with integrated appliances along with a really useful walk-in pantry cupboard. With uPVC glazing and gas central heating in place the property comprises: entrance porch, open plan lounge diner, fitted kitchen, three first floor bedrooms, ensuite shower (disused) and a family bathroom, externally is a driveway for off street parking and at the rear is a pleasant, fully enclosed south facing garden. Offering ideal accommodation not just for first time buyers but anyone looking for a property within this well regarded village that is ready to move straight into. Call our office today to arrange an appointment to view.





Porch 4'11" x 4'11" (1.50 x 1.50)

A uPVC door opens to a useful front entrance porch providing space for shoes/coats, with a radiator and laminate flooring.

Lounge Diner 22'3" x 16'6" (6.80 x 5.05)

Spacious open plan living room with uPVC windows to the front and rear aspects, with laminate flooring throughout, stairs rising to the first floor landing with decorative spindles, two radiators and a painted brick fireplace housing a gas fire.

Kitchen 11'1" x 8'2" (3.40 x 2.50)

Grey fitted kitchen with complementing butcher block wooden worktops and tiled splash backs, housing a double oven with electric hob and extraction fan, stainless steel sink with drainer and mixer tap, integrated dishwasher, plumbing for a washing machine and space for a vertical fridge freezer. With tiled flooring throughout, radiator, rear facing uPVC window and door and a useful shelved pantry cupboard leading under the stairs and providing plenty of storage.

Landing

Stairs rise onto the landing with loft access.

Bedroom One 14'7" x 9'10" (4.45 x 3.00)

Rear facing double bedroom fitted with a range of built-in wardrobes for storage, with a uPVC window and radiator.

Ensuite (disused) 5'2" x 4'1" (1.60 x 1.25)

Fitted with a shower cubicle and basin however this has not been used for a number of years and the space is currently just used for storage. As such if anyone was wanting to re-instate it as a shower room then remedial works would be required.

Bedroom Two 12'3" x 11'9" (3.75 x 3.60)

Second double bedroom, also with fitted wardrobes and a dressing table, with a front facing uPVC window and radiator.

Bedroom Three 9'2" x 8'8" (2.80 x 2.65)

Fitted single bedroom with bed surround storage and dressing table, with a built-in airing cupboard housing the hot water tank, radiator and front facing uPVC window.

Bathroom 5'10" x 6'6" (1.80 x 2.00)

Contemporary bathroom fitted with a white three piece bathroom suite comprising of a bath with mixer shower and glass screen, WC and basin combo with concealed cistern, patterned vinyl flooring, tiled walls, towel radiator and a uPVC window.

Garden

To the front of the property is a gravelled driveway with paved area beside and pathway to the front door. A gated passageway has sole use by this property and the passageway leads through into an enclosed south facing garden to the rear, screened by fenced boundaries with a pergola covered patio area, planted borders, decked seating area and a storage shed.

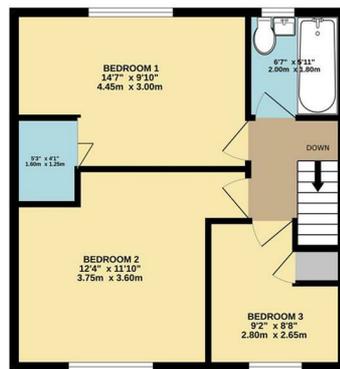
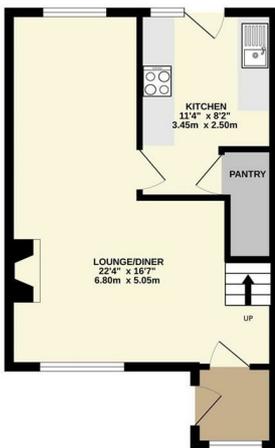
A second parcel of land is available to purchase via separate negotiation, the land is beside the left hand neighbouring property and comprises of a shared driveway leading to a hard standing base that would provide additional parking if required or space to erect a garage if desired.

Agent Note

Parking: off street parking is available with this property. Heating & Hot Water: both are provided by a gas fired boiler. Mobile & Broadband: we understand mobile and broadband (fibre to the cabinet) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

GROUND FLOOR
388 sq.ft. (36.0 sq.m.) approx.

1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Energy Efficiency Graph

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D			51
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council tax band B.

The property is connected to mains drainage and mains gas.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make/give any representation or warranty in respect of the property.

