

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

Registered Office: 15 SEAVIEW STREET, CLEETHORPES, NORTH EAST LINCOLNSHIRE, DN35 8EU

Telephone: (01472) 691455 / 698698

Email: info@bmhestateagents.co.uk

To view our Properties on the Internet:

www.bmhestateagents.com

www.rightmove.co.uk

www.onthemarket.com

www.zoopla.co.uk

PROPERTY FOR SALE

468A LACEBY ROAD, GRIMSBY

PURCHASE PRICE £80,000 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£80,000

TENURE

We understand the property to be Leasehold with a 999 year lease from 8th September 2008 and this is to be confirmed by the solicitors



Find us on Facebook
BMH Estate Agents & Property Management Limited
Registered in England No. 4782567



468A LACEBY ROAD, GRIMSBY

Nestled on Laceby Road in Grimsby, this charming first-floor flat presents an excellent opportunity for both first-time buyers and savvy investors. Offered for sale with no chain, this property is ready for you to move in and make it your own.

The flat features a well-designed layout, comprising a welcoming reception room, a fitted kitchen, perfect for those who enjoy cooking and entertaining. With two comfortable bedrooms, there is ample space for relaxation and rest. The bathroom is conveniently located, catering to all your daily needs.

One of the standout features of this property is the delightful balcony, which can be accessed from both the lounge and the main bedroom. This outdoor space is ideal for enjoying a morning coffee or unwinding after a long day. The flat is double glazed throughout, ensuring warmth and comfort, while electric heaters provide additional convenience.

Parking is a breeze with secure space available for two vehicles, a rare find in such a desirable location. The property is situated close to local amenities, making daily errands easy and convenient. Additionally, it is just a short drive away from Grimsby town centre and the picturesque Cleethorpes seafront, offering a perfect blend of urban and coastal living.

This flat is a fantastic opportunity not to be missed. Whether you are looking to invest or seeking your first home, this property ticks all the boxes for modern living in a vibrant community.

KITCHEN

12'11" x 7'1" (3.94 x 2.16)

Accessed via communal stairs to a walkway leading to the flat and through a u.PVC double glazed door into the kitchen with a range of grey wall and base units, contrasting work surfaces, tiled splash backs and a stainless steel sink unit with a chrome mixer tap. An integrated electric oven, hob, extractor and a washer/dryer. A u.PVC double glazed window, an electric wall heater, vinyl to the floor and a light to the ceiling.



KITCHEN



INNER HALL

With doors to all rooms and a light to the ceiling.

LOUNGE

17'3" x 12'11" (5.28 x 3.96)

The lounge with a u.PVC double glazed window, a u.PVC double glazed door onto the balcony, an electric wall heater and a light to the ceiling.



468A LACEBY ROAD, GRIMSBY

BATHROOM

5'8 x 9'1 (1.73m x 2.77m)

With a white suite comprising of a panelled bath, chrome taps, an electric shower and a glass shower screen. A pedestal wash hand basin with chrome taps and a toilet. A u.PVC double glazed window, part tiled walls, vinyl to the floor and a light to the ceiling.



BEDROOM 1

11'6" x 8'7" (3.53 x 2.64)

This double bedroom with u.PVC double glazed French doors which lead onto the balcony, an electric wall heater and a light to the ceiling.



468A LACEBY ROAD, GRIMSBY

BEDROOM 2

With a u.PVC double glazed window, an electric wall heater and a light to the ceiling.



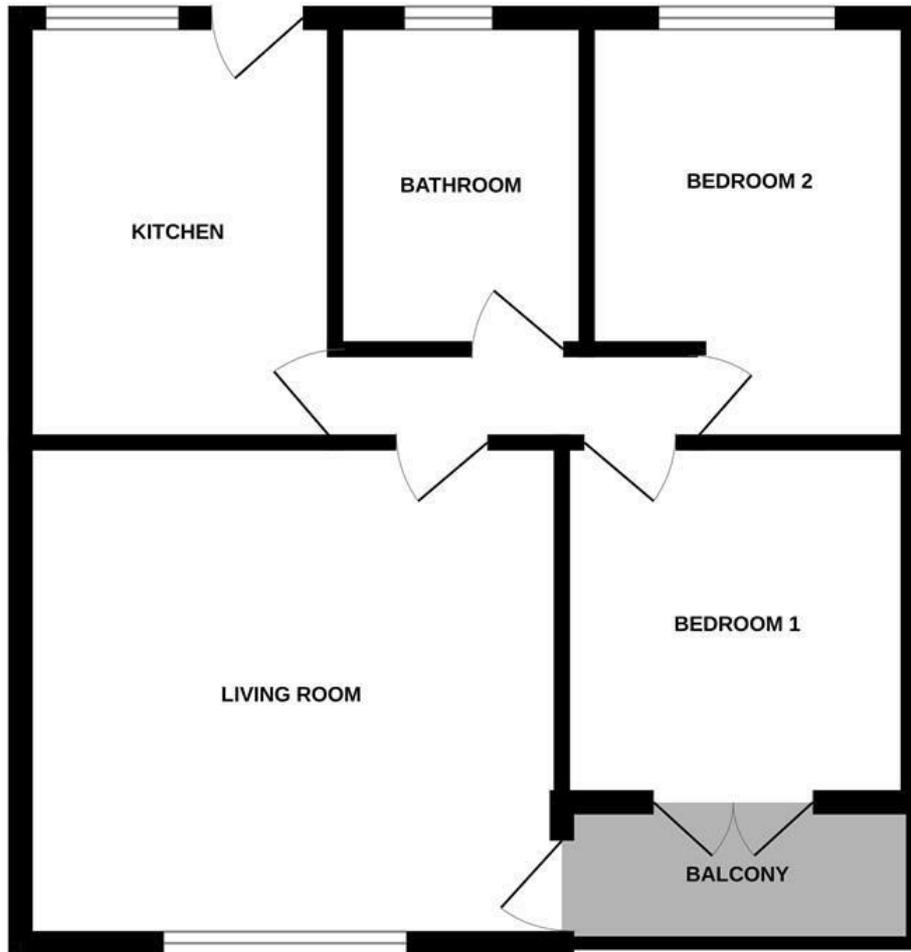
BALCONY

A private balcony accessed from the lounge and bedroom one.

OUTSIDE

Through secure metal gates to the rear of the flat is the parking area providing two parking spaces.

GROUND FLOOR



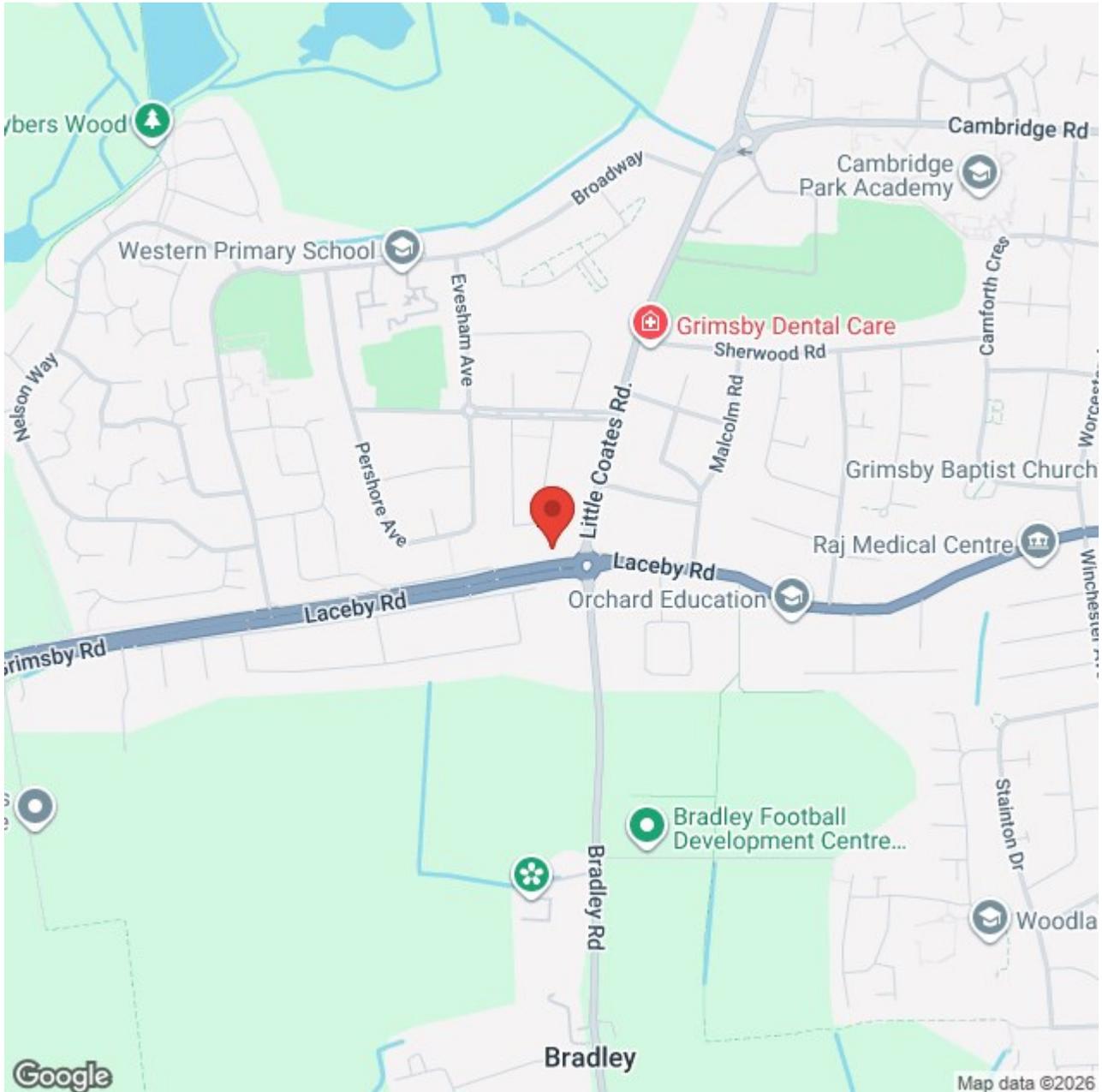
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	48	
(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 CO ₂ 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 CO ₂ 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.

B.M.H. PROPERTY MANAGEMENT.

We offer a letting/management service:-

Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

MORTGAGE ADVICE

WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

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

Bettles, Miles and Holland Estate Agents is an introducer to JDW Associates, which is an appointed representative of Lakeside Wealth Management Limited, which is authorised and regulated by the Financial Conduct Authority 458204.

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

They normally charge a fee of £495 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.)

STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland