

# 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](mailto:info@bmhestateagents.co.uk)

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### PROPERTY FOR SALE

### 20 KEITH CRESCENT, LACEBY GRIMSBY

**PURCHASE PRICE £224,950 FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

B

#### PURCHASE PRICE

£224,950

#### TENURE

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



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Registered in England No. 4782567



## 20 KEITH CRESCENT, LACEBY GRIMSBY

Nestled in the charming village of Laceby, Grimsby, this well-presented semi-detached bungalow on Keith Crescent offers a delightful blend of comfort and convenience. With three spacious bedrooms and two bathrooms, this property is perfect for families or those seeking a peaceful retreat.

Upon entering, you are welcomed by a bright entrance hall that leads to a comfortable lounge, ideal for relaxation or entertaining guests. The modern kitchen is well-equipped, making meal preparation a pleasure. A lovely conservatory, complete with a utility area, provides additional living space and a wonderful view of the low-maintenance gardens, perfect for enjoying the outdoors without the hassle of extensive upkeep.

The bungalow features two bedrooms on the ground floor, with a third double bedroom located on the first floor, complete with its own ensuite bathroom for added privacy. This thoughtful layout ensures ample space for everyone.

The property benefits from double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. Parking is a breeze with space for up to four vehicles, along with a detached garage for additional storage or hobbies.

Situated close to local amenities and a school, Laceby boasts a strong sense of community, making it an ideal place to call home. Viewing this property is essential to fully appreciate all it has to offer. Don't miss the opportunity to make this charming bungalow your own.

### **FRONT**



## 20 KEITH CRESCENT, LACEBY GRIMSBY

### ENTRANCE HALL

Through a composite door into the hall with a central heating radiator, stairs to the first floor accommodation, vinyl to the floor and two lights to the ceiling.



### LOUNGE

15'7 10'7 (4.75m 3.23m)

The lounge is to the front of the property with a u.PVC double glazed window, a white fire surround, a cream back and hearth and an electric pebble effect fire. A central heating radiator, vinyl to the floor, a light and coving to the ceiling.



**LOUNGE**



**KITCHEN**

11'9 x 9'11 (3.58m x 3.02m)

With a range of pale grey wall and base units, contrasting work surfaces and tiled splash backs, a dark grey sink unit with a chrome mixer tap. A free standing electric cooker with an induction hob and a black filter hood above, an integrated dish washer and fridge/freezer. A u.PVC double glazed window, a u.PVC double glazed door with side panels leading to the conservatory, a central heating radiator, laminate to the floor and LED ceiling light to the ceiling, under cupboard and display glass cabinet lighting. The central heating boiler is housed within a cupboard.



**KITCHEN**



**CONSERVATORY**

8'6 x 19'1 (2.59m x 5.82m)

With u.PVC double glazed French doors and u.PVC double glazed windows to three sides. There is a utility area to one end of the conservatory with base units and contrasting work surfaces in keeping with the kitchen design housing a washing machine and tumble dryer. laminate to the floor with under floor heating and an insulated roof.



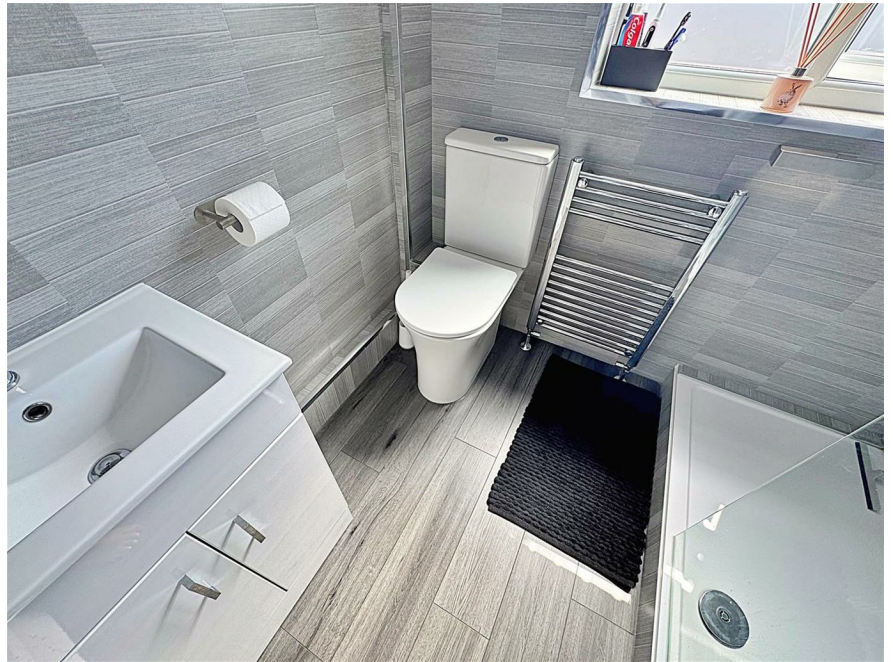
**CONSERVATORY**



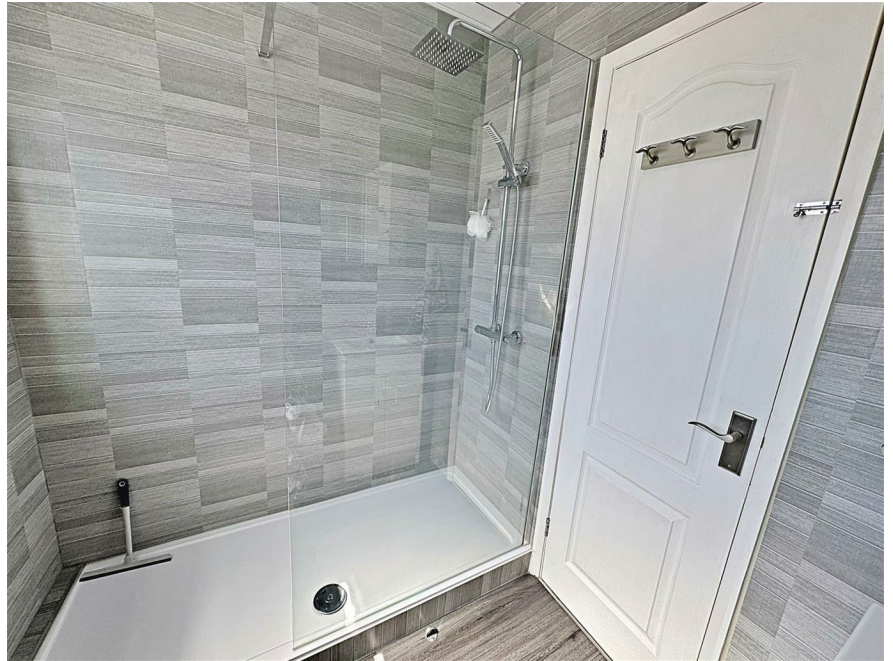
**SHOWER ROOM**

5'2 x 5'11 (1.57m x 1.80m)

The shower room comprising of a walk-in shower, a vanity sink unit with a chrome mixer tap and an illuminated with no touch sensor mirror and a toilet. A u.PVC double glazed window with privacy glass, PVC boarding to the walls, a chrome ladder style radiator, wood effect laminate flooring and spotlights to a PVC ceiling.



**SHOWER ROOM**



**BEDROOM 1**

11'3 x 10'8 (3.43m x 3.25m)

This double bedroom with a u.PVC double glazed window, a built in cupboard/wardrobe, a central heating radiator, vinyl to the floor and a light to the ceiling.



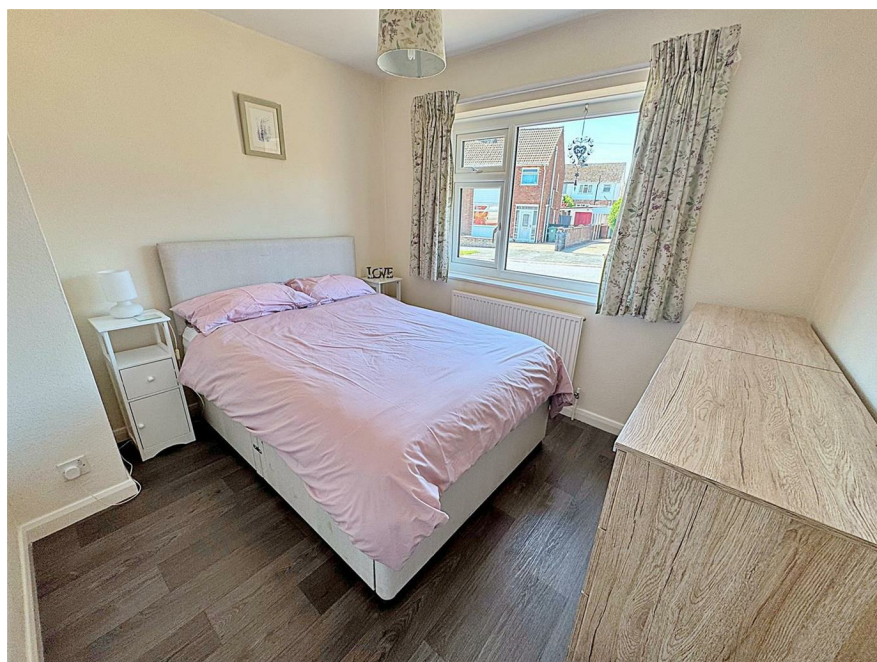
**BEDROOM 1**



**BEDROOM 2**

9'5 x 8'2 (2.87m x 2.49m)

Bedroom two is to the front of the property with a u.PVC double glazed window, a central heating radiator, vinyl to the floor and a light to the ceiling.



## 20 KEITH CRESCENT, LACEBY GRIMSBY

### LANDING

Up the stairs to the first floor accommodation, built in wardrobes with sliding doors and access to the loft. An automatic sensor light to the ceiling.



### MASTER SUITE

12'9 x 11'5 (3.89m x 3.48m)

The third double bedroom with a u.PVC double glazed window, a central heating radiator, vinyl to the floor and a light to the ceiling.



## 20 KEITH CRESCENT, LACEBY GRIMSBY

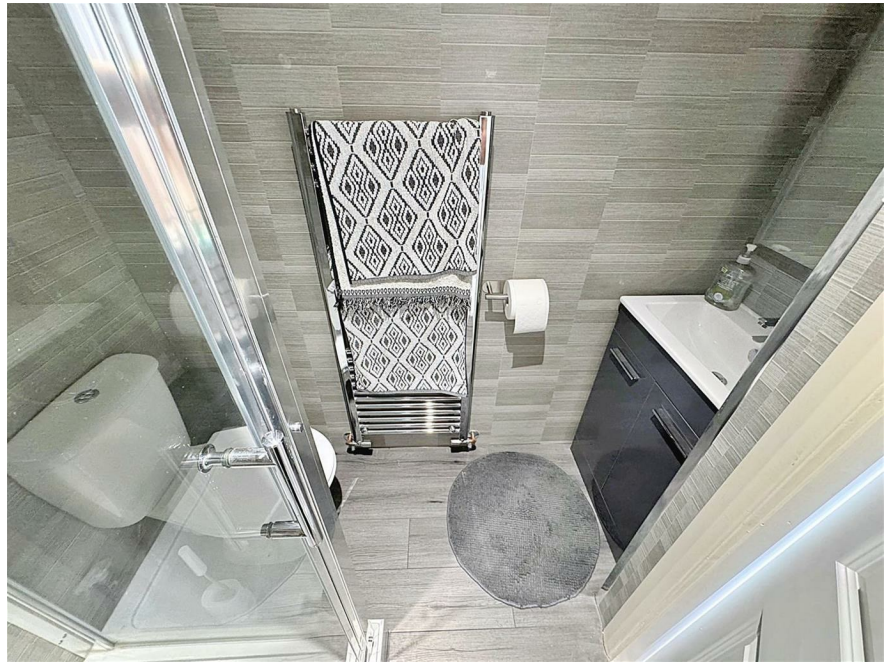
### MASTER SUITE



### ENSUITE

4'6 x 6'3 decreasing to 4'6 (1.37m x 1.91m decreasing to 1.37m)

The ensuite with a shower enclosure, a vanity sink unit with a chrome mixer tap and an illuminated with no touch sensor mirror and a toilet. PVC boarding to the walls, a chrome ladder style radiator, wood effect laminate flooring and spotlights to a PVC ceiling.



### DETACHED GARAGE

The detached garage with an electric roller door, side windows and a side door. There is light and power within.

## 20 KEITH CRESCENT, LACEBY GRIMSBY

### OUTSIDE

The front garden has a walled and fenced boundary and is laid to block-paving for ample off road parking. There is a decorative stoned area.

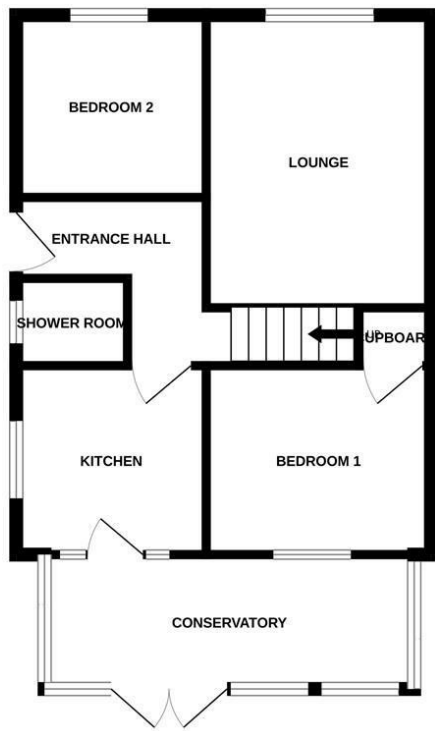
The rear garden has a fenced boundary with a wooden gate and is laid to pavers for ease of maintenance.



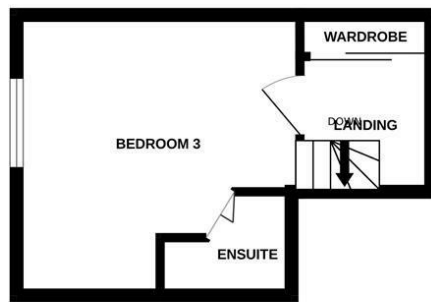
### OUTSIDE



GROUND FLOOR




1ST FLOOR




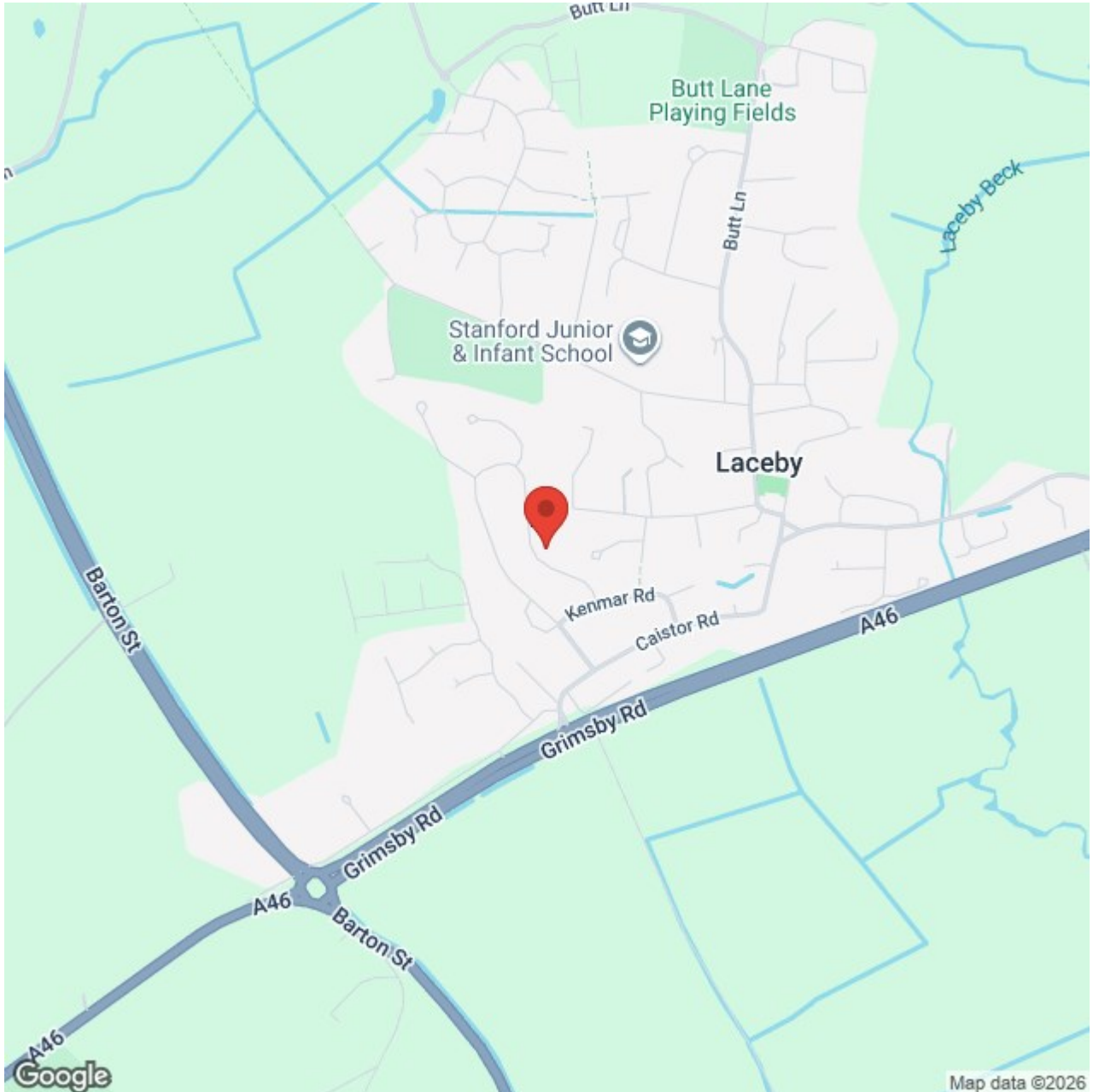
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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## Energy Efficiency Rating

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

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.

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*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.**

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