



## 14 Victory Way Grimsby, North East Lincolnshire DN34 5UZ

Located on the popular Laceby Acres Development is this well presented MODERN END LINK HOUSE which has the added benefit of a BRICK GARAGE. The accommodation is ideal for FIRST TIME BUYERS and comprises: Entrance hall, fitted kitchen, good sized lounge with staircase leading up to two bedrooms and a bathroom/wc. Gas central heating system fitted 2021. Modern uPVC double glazing. Front garden with brick garage and off road parking plus an enclosed WEST FACING rear garden..

**£121,500**

- MODERN END LINK HOUSE
- LOUNGE
- FITTED KITCHEN
- TWO BEDROOMS
- BATHROOM/WC
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- SEMI DETACHED BRICK GARAGE
- ENCLOSED WEST FACING REAR GARDEN
- IDEAL FOR FIRST TIME BUYERS



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Approached via a uPVC entrance door, coving to ceiling, laminate flooring and radiator.

#### KITCHEN (FRONT)

8'5" x 7'10" (2.59 x 2.41)

Fitted with a range of modern base and wall cupboards having contrasting work surfaces inset with a stainless steel sink. Space for a slot in cooker which is included in the sale which has an extractor fan above. Tiled splash backs. Laminate flooring. Coving to ceiling.



#### LOUNGE (REAR)

15'4" x 11'9" (4.69 x 3.6)

This excellent sized lounge has two radiators, coving to ceiling a double glazed window and door which leads out onto the rear garden and a white spindled staircase which leads up to the first floor.



#### LOUNGE



#### FIRST FLOOR

#### LANDING

## BEDROOM ONE

12'2" x 11'9" (3.72 x 3.60)

A good sized main bedroom having a double glazed window to the rear elevation and radiator.



## BEDROOM ONE



## BEDROOM TWO

11'8" x 5'6" (3.56 x 1.70)

Double glazed window to the front elevation and radiator.



## BATHROOM/WC

8'7" x 5'10" (2.64 x 1.79)

Fitted with a suite in white comprising a panelled bath having a shower with twin heads and a glass fronted screen above, a white vanity unit and a low flush wc. Useful airing cupboard which houses the modern Ideal gas fired boiler.

Part pale grey tiling to walls above the bath area. Heated towel rail. Vinyl flooring. Double glazed window.



## OUTSIDE



### GARDENS

The property stands in both front and rear gardens, the open front garden is shared with No 16 which provides pedestrian and vehicular access to the semi detached garage which is located close to the property. The enclosed WEST faced rear garden is pebbled for ease of maintenance and is well fenced for privacy. Timber garden shed and timber undercover seating area.



### SEMI DETACHED BRICK GARAGE

16'7" x 8'2" (5.06 x 2.49)

Up and over door to the front, light and power.

### TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

### COUNCIL TAX BAND & EPC RATING

Council Tax Band - A

EPC - C

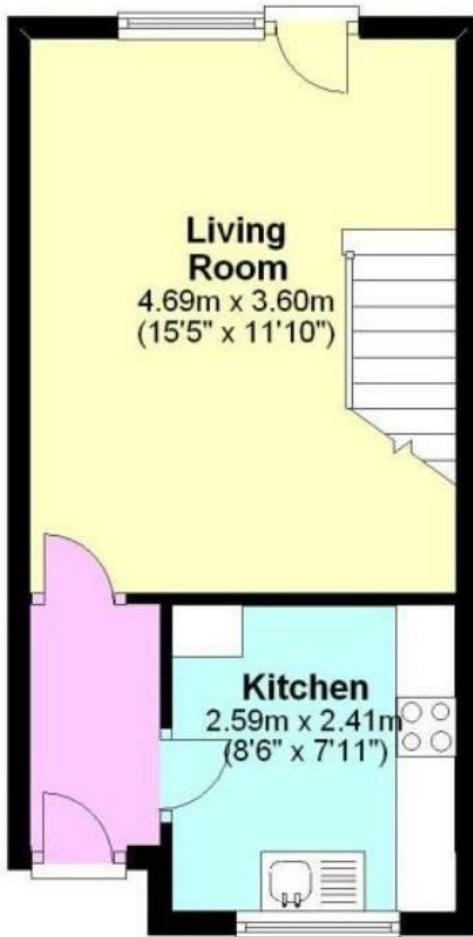
### OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

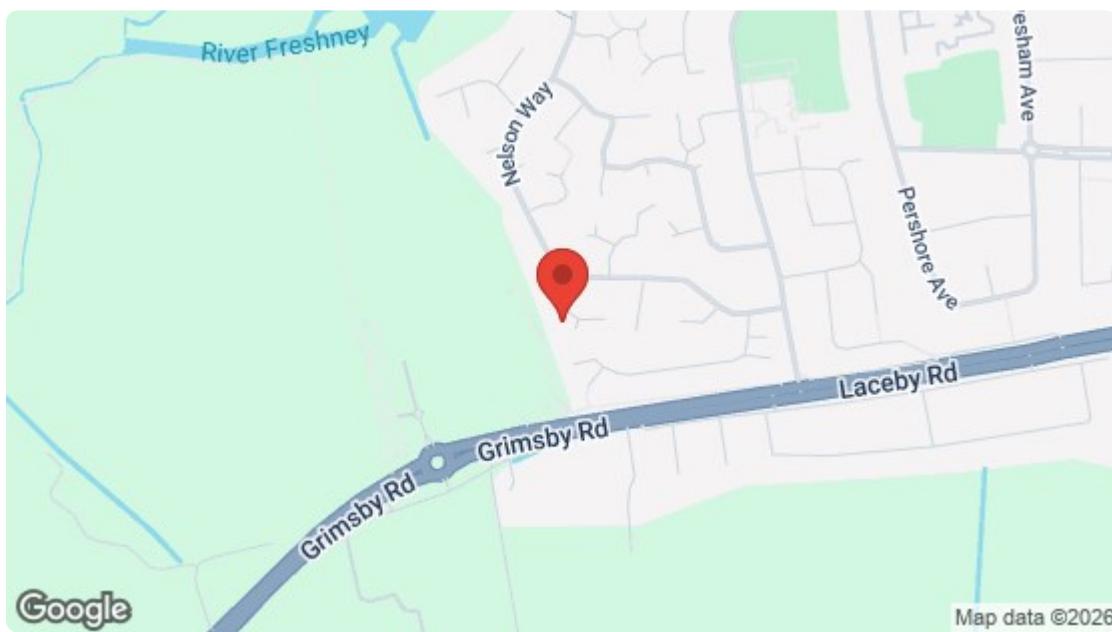
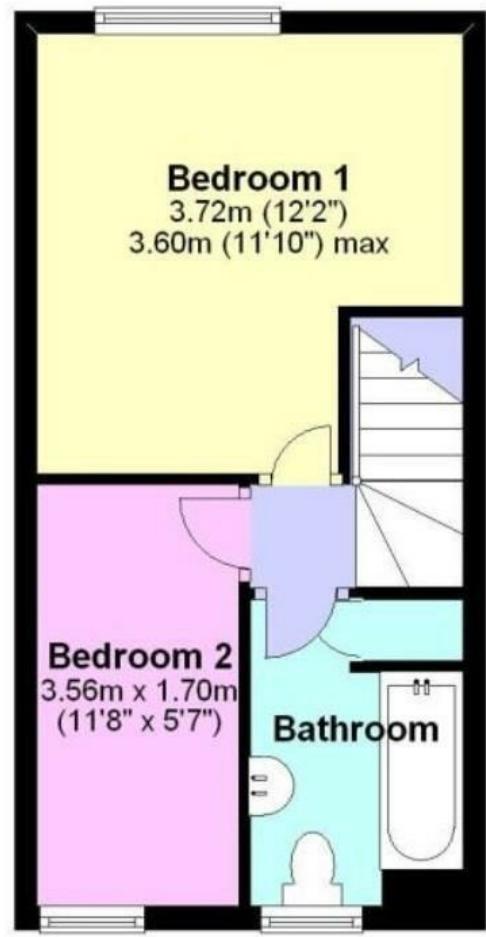
### VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.