Joy Walker

ESTATE AGENTS



# 264 Laceby Road

## Grimsby, North East Lincolnshire DN34 5LW

THREE-BEDROOM SEMI-DETACHED FAMILY HOME – MODERN THROUGHOUT – OPEN-PLAN LIVING – – NO FORWARD CHAIN. Situated on Laceby Road, this well-presented three-bedroom semi-detached family home offers modern living throughout, combined with excellent access to the surrounding amenities. Ideally positioned for commuters, the property benefits from good motorway links and is conveniently located close to the town centre, local colleges and universities. The home has been fully modernised to create a stylish and practical living environment, with a particularly impressive open-plan kitchen/diner providing a sociable heart to the property. The accommodation briefly comprises an entrance porch with an archway leading to the original timber and glazed entrance door, opening into a welcoming reception hall. There is a spacious open-plan kitchen/diner, separate lounge, three bedrooms and a modern family bathroom. Externally, the property enjoys an enclosed lawned front garden with a mature tree. To the rear is a low-maintenance garden featuring paved patio and pathways, artificial lawn and a driveway providing off-road parking. Offering an excellent combination of modern accommodation, convenient location and generous outdoor space, this property would make an ideal family home. Viewing is essential to fully appreciate what is on offer. The property is offered for sale with no forward chain.

**Offers Over £160,000**

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- FULLY MODERNISED THROUGHOUT
- OPEN-PLAN KITCHEN/DINER
- SPACIOUS LOUNGE
- ENTRANCE PORCH & RECEPTION HALL
- MODERN FAMILY BATHROOM
- ENCLOSED FRONT GARDEN
- LOW-MAINTENANCE REAR GARDEN
- OFF ROAD PARKING
- NO FORWARD CHAIN







58 St Peters Avenue, Cleethorpes, Lincolnshire, DN35 8HP Telephone: 01472 200818 Fax: 01472 200618

www.joywalker.co.uk

## MEASUREMENTS
All measurements are approximate.

## ACCOMMODATION
.

## ENTRANCE PORCH
The property is approached via a feature archway with tiled flooring and tiled walls to dado height, leading to the entrance door.



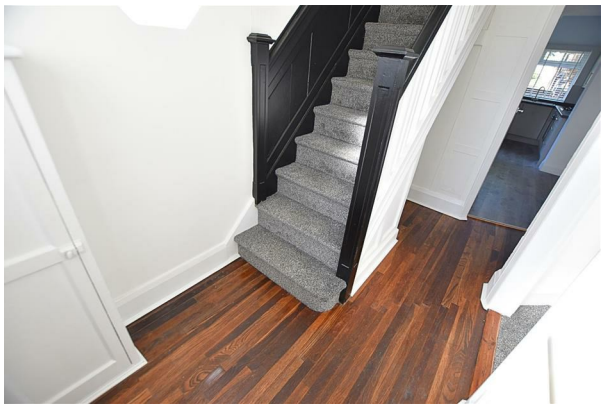
## ENTRANCE
Access to the property is via the original wooden door, featuring a circular glazed panel with decorative side and top-light windows.



## HALLWAY
The welcoming reception hallway retains its original wooden parquet flooring, complemented by attractive original wall panelling, a feature picture rail and an elegant hexagonal glazed window. The original wall panelling continues up the staircase, which rises to the first floor and features a carpeted finish, open white spindle balustrade and painted handrail. A useful under-stairs storage cupboard provides additional storage, while white panelled doors lead to the further accommodation.



## HALLWAY



## KITCHEN DINER

*18'6" x 8'2" (5.65 x 2.49)*

The recently refurbished, modern kitchen is beautifully appointed with an extensive range of taupe-fronted wall and base units, complemented by contrasting work surfaces and matching upstands. Tongue-and-groove panelled splashbacks add a stylish finishing touch, while the kitchen incorporates a stainless-steel sink and drainer, gas hob with stainless-steel splashback and extractor hood over, together with an electric fan-assisted oven beneath. There is ample space for an automatic washing machine and freestanding fridge freezer, while two matching larder units provide excellent additional storage and discreetly house the wall-mounted boiler. A continuation of the work surface creates a useful breakfast bar, perfect for casual dining or enjoying a morning coffee. The room is flooded with natural light from dual-aspect uPVC double-glazed windows, fitted with modern blinds, and benefits from access to the garden via a uPVC side door. Finished with attractive wood-effect LVT flooring and a radiator, the kitchen is open plan to the dining room, creating a bright, sociable and inviting space that is ideal for both everyday family life and entertaining.



## KITCHEN DINER



## KITCHEN DINER



## KITCHEN DINER



## KITCHEN DINER



## DINING ROOM

*11'10" x 10'6" (3.63 x 3.22)*

Open plan from the kitchen, the dining room forms part of a fabulous, light and airy living space. A uPVC double-glazed window to the rear aspect, fitted with modern white slatted blinds, allows plenty of natural light to flow into the room. The wood-effect laminate flooring continues through from the kitchen, complemented by a radiator and a door leading through to the lounge.



## DINING ROOM



## LOUNGE

*12'3" x 11'1" (3.74 x 3.39)*

The separate lounge is a welcoming and well-proportioned reception room, featuring a large uPVC double-glazed bay window with an attractive feature arch, overlooking the front garden and filling the room with natural light. The room is finished with newly laid carpet, elegant ceiling cornicing and a radiator, creating a comfortable and inviting space to relax and unwind.



## LOUNGE



## LOUNGE



## FIRST FLOOR

.

## FIRST FLOOR LANDING

The staircase continues with newly laid carpeting, complemented by an open white spindle balustrade and painted handrail. A uPVC double-glazed window to the side aspect provides plenty of natural light and is fitted with modern blinds. Original doors and high skirting boards continue throughout the first floor, adding character and a sense of continuity to the accommodation.



## FIRST FLOOR LANDING



## BEDROOM ONE

*12'0" x 9'11" (3.66 x 3.03)*

The largest of the three bedrooms is a bright and well-proportioned room, featuring a uPVC double-glazed window to the front aspect with modern white slatted blinds, newly laid carpeting and a radiator.



## BEDROOM TWO

*9'11" x 9'11" (3.04 x 3.04)*

The second double bedroom is positioned to the rear of the property and features a uPVC double-glazed window with modern slatted blinds, allowing plenty of natural light into the room. The bedroom benefits from newly laid carpet, a radiator and a range of built-in wardrobes with mirrored sliding doors, providing excellent storage. Further storage is available from the original built-in linen cupboard.



## BEDROOM THREE

*9'1" x 8'8" (2.78 x 2.65)*

The third bedroom is situated to the front of the property and features a uPVC double-glazed window fitted with modern white slatted blinds, allowing plenty of natural light into the room. The bedroom is finished with newly laid carpeting and benefits from a radiator.



## BATHROOM

*6'7" x 5'5" (2.03 x 1.66)*

The modern, newly fitted bathroom features a stylish white three-piece suite comprising an L-shaped bath with dual-head rainfall shower over and glazed shower screen, together with a floating vanity unit incorporating a hand wash basin and useful storage drawers, alongside a low-flush WC. The bathroom is finished with contemporary full-height wall tiling, wood-effect vinyl flooring, a heated towel rail and recessed downlights. A uPVC double-glazed window to the rear aspect provides plenty of natural light and ventilation.



## OUTSIDE

## THE GARDENS

The property is set back from the road behind fenced boundaries, with a wooden access gate opening onto a pathway leading to the entrance. Extended paving provides a useful bin storage area, while the front garden is mainly laid to lawn and complemented by mature trees and planting. The rear garden has been thoughtfully landscaped for ease of maintenance, featuring paved pathways leading to a paved patio area, artificial lawn and mature planting to the far end. A driveway provides off-road parking, with secure gates.



## THE GARDENS



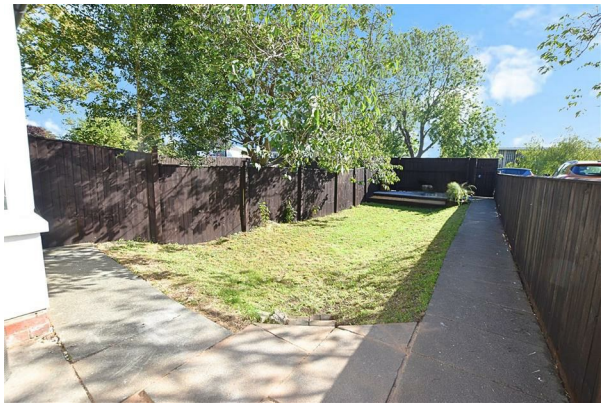
## PATIO



## REAR VIEW



## FRONT GARDEN



## REAR ACCESS

Access to the rear with off road parking.



## 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 -
EPC - D

## VIEWING ARRANGEMENTS

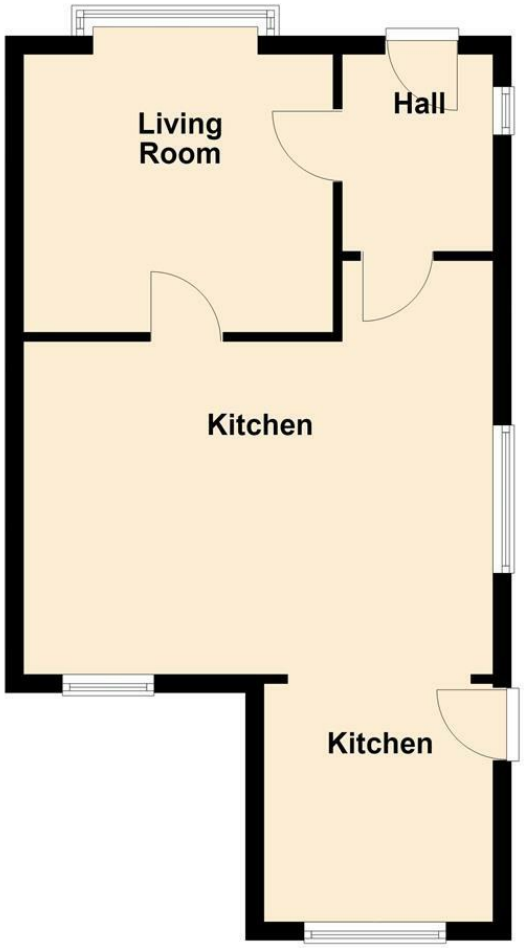
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

## OPENING TIMES

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

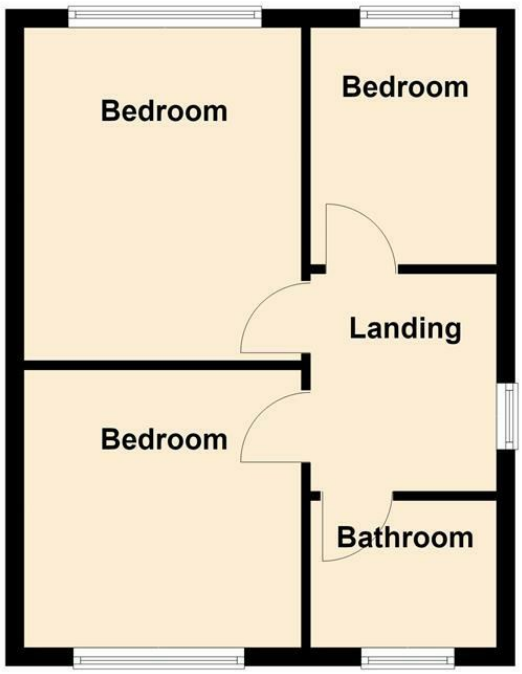
## Ground Floor

Approx. 41.7 sq. metres (449.3 sq. feet)

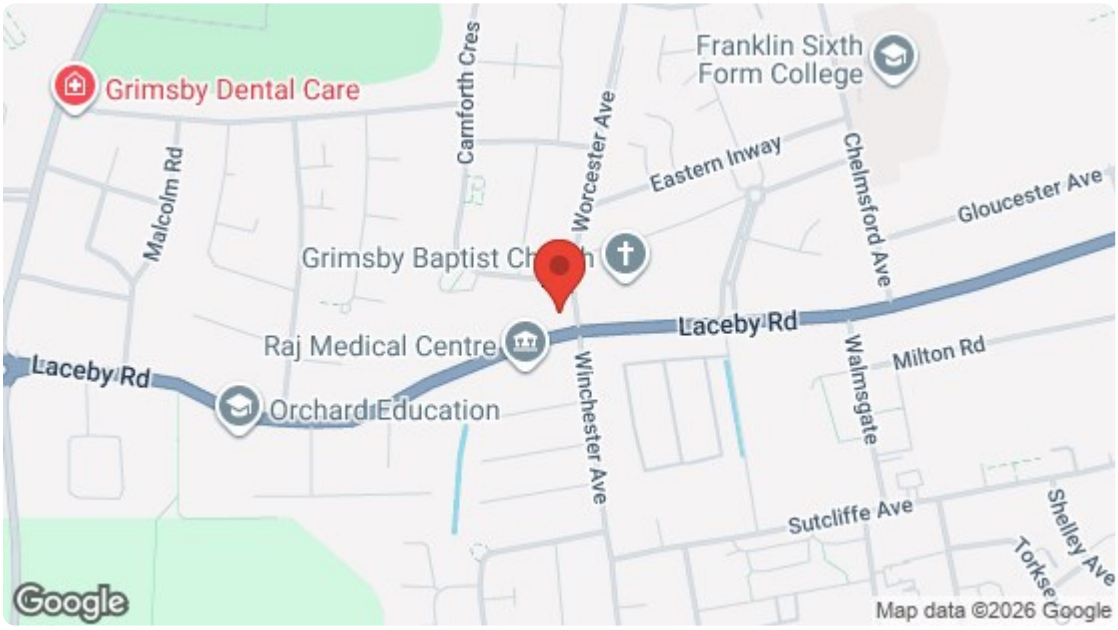


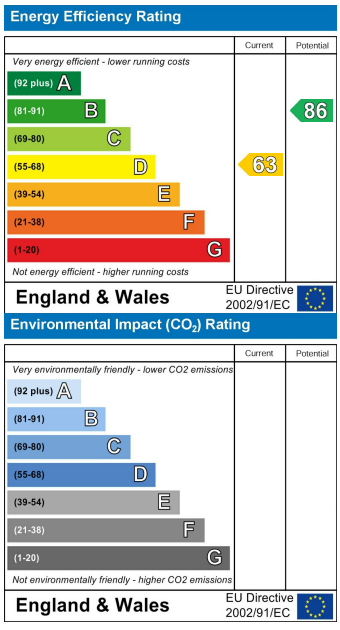

## First Floor

Approx. 35.0 sq. metres (376.3 sq. feet)




Total area: approx. 76.7 sq. metres (825.6 sq. feet)




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.