



37 Harneis Crescent Laceby Laceby, Grimsby DN37  
7BA

JoWalker

£375,000

E S T A T E A G E N T S

Nestled in the heart of Laceby, this impressive detached family home enjoys a prime cul-de-sac corner position offering both privacy and a true sense of community living. Laceby is a highly sought-after village, known for its welcoming atmosphere, well-regarded local amenities including shops, pubs, and schools and its proximity to the stunning Lincolnshire Wolds, where rolling countryside and scenic walks can be enjoyed right on your doorstep. Ideally situated the village benefits from excellent road links to nearby centres such as Grimsby, Cleethorpes, and the A46, providing easy access further afield while retaining a peaceful, semi-rural setting. This versatile property presents spacious and flexible accommodation currently arranged as four/five bedrooms, including a fifth bedroom presently used as a home office, alongside a family bathroom, comfortable lounge with a log burner, and a well-appointed family dining kitchen complete with pantry cupboard. Additional features include a cloakroom, utility area leading to a double garage and a generous, private rear garden with wooden Pergola ideal for outside entertaining with further scope for extension making it an ideal long-term family home in a desirable village location.



Step inside and you're immediately greeted by a warm, inviting entrance hallway that sets the tone for the rest of the home. Soft carpeting underfoot leads your eye to the staircase rising gracefully ahead, while thoughtful modern finishes sit in perfect harmony with a striking Victorian-style column radiator adding a touch of timeless character the moment you arrive. At the heart of the home lies a truly impressive family kitchen, designed to be both beautiful and practical. Elegant cream shaker-style cabinetry provides a classic backdrop, complemented by high-quality integrated appliances including an induction hob, electric fan-assisted oven, fridge freezer, and a premium Miele dishwasher. A cleverly designed pantry cupboard offers exceptional storage, making everyday living effortlessly organised.

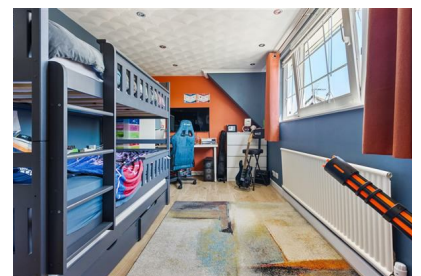
The kitchen flows seamlessly into a sociable dining area, creating a wonderful open space ideal for entertaining or family life. uPVC French doors invite natural light to pour in and open directly onto the garden—perfect for summer gatherings while a contemporary wall-mounted electric fire adds a cosy focal point for cooler evenings. It's a space that truly earns its place as the hub of the home.

Continuing through, the spacious lounge offers a relaxing retreat. A charming uPVC bay window fitted with stylish blinds enhances the sense of light and space, while plush carpeting ensures comfort underfoot. The standout feature here is the open chimney breast, showcasing a log burner set upon a tiled hearth and framed by a solid oak beam—an ideal setting for quiet nights in or gathering with loved ones.

The ground floor also benefits from a practical cloakroom with WC and a highly versatile fifth bedroom, currently arranged as a home office perfect for modern lifestyles requiring flexible living space.



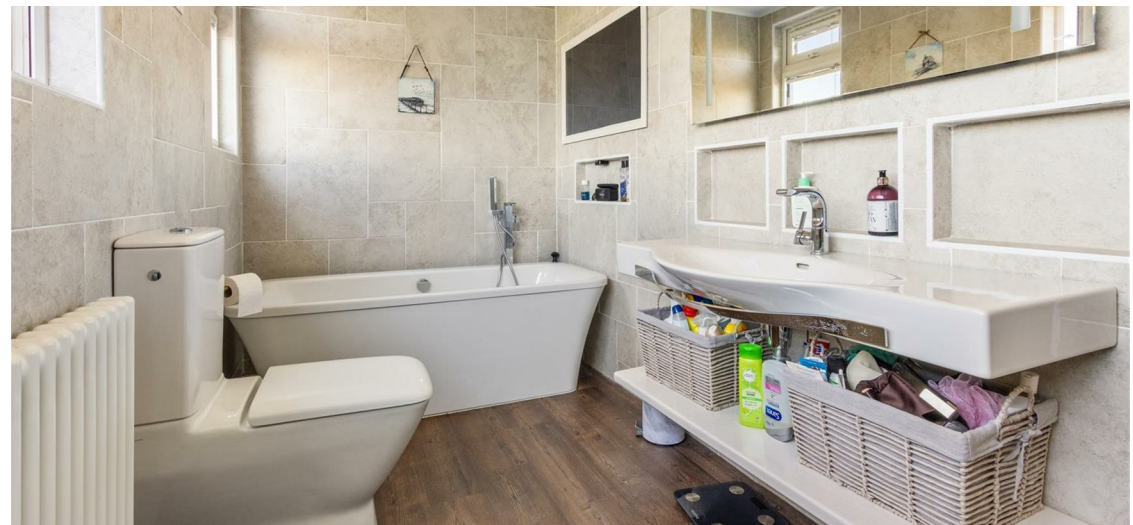




Upstairs offers four spacious double bedrooms arranged around a bright, airy landing, creating an immediate sense of openness and light. Each room is thoughtfully presented, benefiting from excellent natural light, uPVC double glazing, and fitted blinds, resulting in calm, comfortable spaces that are both practical and versatile. The layout lends itself effortlessly to modern family living, with ample flexibility for guest accommodation or dedicated home working areas. The principal bedroom provides a particularly generous and inviting retreat, while the remaining bedrooms are equally well-proportioned, ensuring a consistent feeling of space and balance throughout the floor.

The first floor is completed by a stylish family bathroom, designed with both aesthetics and functionality in mind. It features a sleek four-piece suite including a freestanding bath ideal for relaxation, a walk-in rainfall shower, a low flush WC, and a contemporary floating vanity basin with built-in storage. Clean lines and quality fittings combine to create a space that is both elegant and practical for everyday use.

The double garage provides excellent additional space, ideal for storage or parking, and presents exciting potential for further extension subject to the appropriate planning consents. To one side, a practical utility area adds everyday convenience, making this a highly functional and adaptable part of the home.



The outdoor space is just as impressive as the interior, offering a wonderfully balanced garden that has clearly been designed with both relaxation and entertaining in mind. To the front, a neat, low-maintenance paved area provides generous off-road parking and leads conveniently to the double garage, setting a practical tone from the outset.

Gated side access opens into the rear garden, where you're immediately struck by the sense of space and privacy. Fully enclosed by a combination of fencing and established conifer hedging, this is a secure and secluded setting ideal for families, pets, or simply enjoying a peaceful afternoon outdoors.

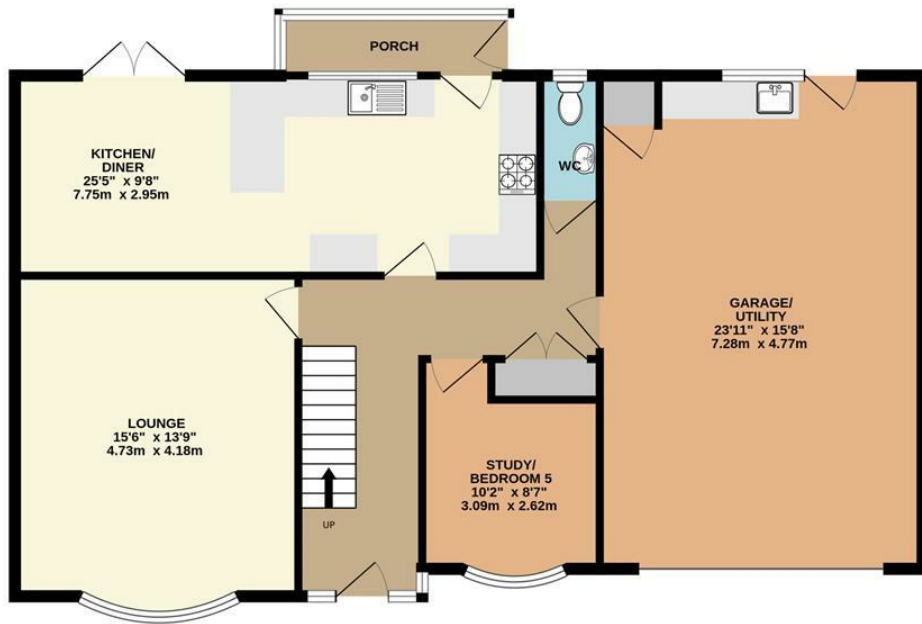
The garden is predominantly laid to lawn, creating a versatile area perfect for children to play or for hosting summer gatherings. A paved patio sits just off the house, perfectly positioned for outdoor dining, morning coffee, or evening drinks, with plenty of room for seating and entertaining.

To the rear, the garden reveals a standout feature: a substantial wooden pergola set on a further patio area. This covered space transforms the garden into a true all-season entertaining zone, complete with power supply and even a pool table adding a unique and sociable touch that's ready to be enjoyed from day one. Whether it's weekend barbecues, celebrations, or relaxed evenings with friends, this area effortlessly caters to it all. For those with green fingers, a powered greenhouse offers excellent potential for growing plants or vegetables, while two timber sheds provide valuable storage for tools, bikes, or outdoor equipment. Altogether, this is a garden that perfectly blends practicality with lifestyle spacious, private, and ready to be enjoyed in every season. Planning permission has been granted to convert the garage into further living space.

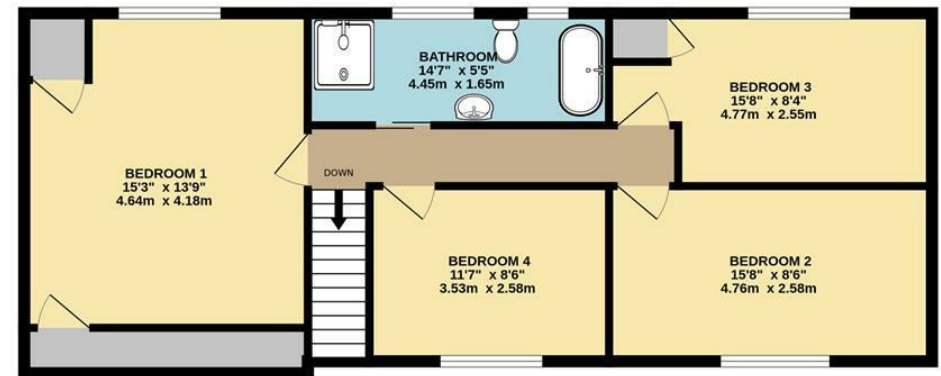




GROUND FLOOR  
1115 sq.ft. (103.6 sq.m.) approx.



1ST FLOOR  
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA : 1863 sq.ft. (173.0 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 as to their operability or efficiency can be given.

Made with Metropix ©2026



### 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>	70	76
(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	

# Jowalker

ESTATE AGENTS