



442 Laceby Road Grimsby, Lincolnshire DN34 5ND

An attractive and spacious bay windowed THREE BEDROOM SEMI detached house situated on Laceby Road ideally placed for the town centre and the A46 and all local amenities. Immaculately presented the good sized family accommodation includes: Entrance hallway, cloaks/w.c., lounge, Living kitchen diner, utility room, three bedrooms, family bathroom. The property has double glazing and gas central heating system. Sitting in larger than average garden with driveway providing ample off road parking, and a detached garage (limited access) with work shop. The private westerly facing rear garden is mainly laid to lawn with two separate patio area ideal for outside entertaining one benefiting from gas fire pit. Viewing highly recommended.

£180,000

- THREE BEDROOM SEMI DETACHED
- LIVING DINING KITCHEN
- LOUNGE
- CLOAKROOM
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- LARGE REAR GARDEN
- OFF ROAD PARKING
- GARAGE & WORKSHOP
- VIEWING ESSENTIAL



DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

Approached via a modern composite door leading into the entrance hallway with wood effect laminate flooring, modern white interior doors, coved ceiling, radiator, cloaks area and carpeted stairs with open spindle balustrade and under stairs storage leading to the first floor.



CLOAKS/W.C.

5'2" x 2'3" (1.58 x 0.70)

Benefiting from a low flush wc and hand wash basin. With uPVC double glazed window to the side aspect and radiator.



LOUNGE

14'1" x 11'6" (4.30 x 3.53)

Having a uPVC double glazed bay window to the front aspect, coved ceiling, carpeted flooring, radiator. The main focal point being the feature open fire surround with brick inset and hearth and drift wood mantle.



LIVING KITCHEN DINER

17'8" x 14'10" (5.40 x 4.53)

The spacious living kitchen diner benefits from a range of paint wall and base units with contrasting work surfaces and incorporates: Ceramic sink and drainer, range cook and has ample space for a fridge freezer and dishwasher. Having a matching working island with ample extra storage space. Having tongue and groove panelled splashback, wood effect laminate flooring, radiator and space for the family dining table or lounge area. uPVC double glazed window to the side aspect and French doors leading to the private garden. This room is truly the hub of the home.



LIVING KITCHEN DINER



LIVING KITCHEN DINER



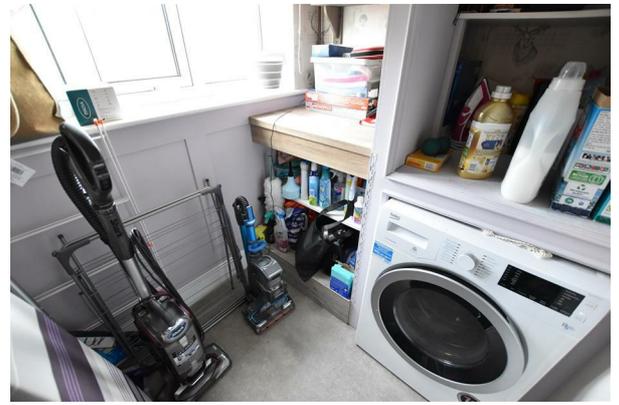
LIVING KITCHEN DINER



UTILITY ROOM

5'10" x 5'0" (1.80 x 1.54)

This handy room has a uPVC double glazed window to the rear aspect, plumbing for a wash machine, ample storage space, heated towel rail, vinyl flooring, coved ceiling, down light and modern panelled walls.



FIRST FLOOR

FIRST FLOOR LANDING

The first floor landing has a white wooden spindle balustrade with carpeted flooring and uPVC double glazed window to the side aspect. Loft access to the ceiling with pull down ladder, lighting and is partly boarded.



BEDROOM ONE

14'4" x 9'11" (4.39 x 3.03)

The master bedroom has a uPVC double glazed bay window to the front aspect, carpeted flooring, coved ceiling, down lights, radiator and benefits from a large range of built in wardrobes with draws, space for TV, pull out storage, lighting and mirrored sliding doors.



BEDROOM ONE



BEDROOM TWO

11'6" x 10'11" (3.52 x 3.35)

The second double bedroom has a newly fitted uPVC double glazed window to the rear aspect, carpeted flooring, coved ceiling, tongue and groove panelling to part walls and radiator fitted.



BEDROOM THREE

11'8" x 6'4" (3.57 x 1.95)

The third bedroom is a good size with uPVC double glazed window to the side aspect, coved ceiling, carpeted flooring and radiator fitted.



BATHROOM

8'4" x 5'10" (2.56 x 1.80)

The bathroom benefits from a white three piece suite which comprises of; Low flush wc, pedestal hand wash basin and freestanding claw bath with rain fall shower over head. Finished with tongue and groove painted panelling, coved ceiling, down lights and heated towel rail. uPVC obscure glazed window to the front aspect and built in airing cupboard housing the wall mounted boiler and providing ample storage.



BATHROOM



GARDEN

The property stands on a large than average plot with walled and fenced boundaries to the front, lawn, mature planting and long red brick driveway providing ample parking for several vehicles leading to the wooden built garage. The large westerly facing rear garden has dual paved patios one with the benefit of a gas fire pit making an ideal entertaining area. Being sectioned with low brick walls with paved pathway leading through and being mainly laid to lawn and providing safe children's play areas.



GARAGE/WORKSHOP

Being of wooden structure with a tiled roof with double access doors to the front. Having electric and loft space. The rear of the garage is sectioned into a handy workshop with its own access door.

GARDEN



GARDEN



GARDEN



TENURE - LEASEHOLD

We are informed by the seller that the tenure of this property is Leasehold. Confirmation / verification has been requested. Please consult us for further details. 908 Years remaining. £6 ground rent

COUNCIL TAX BAND

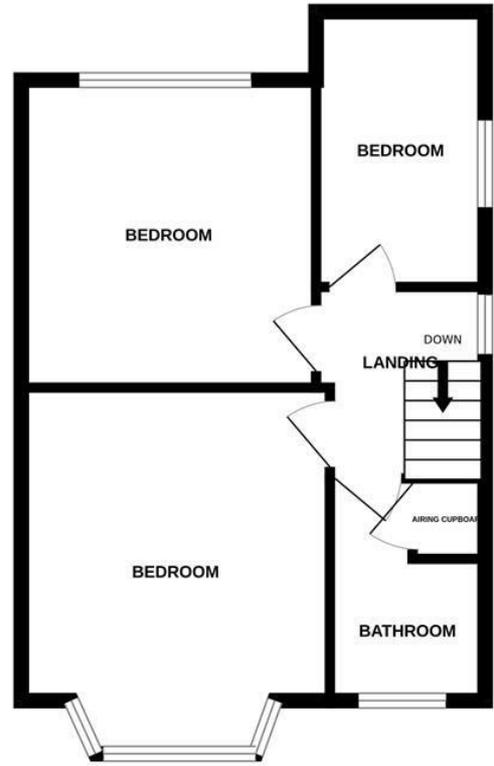
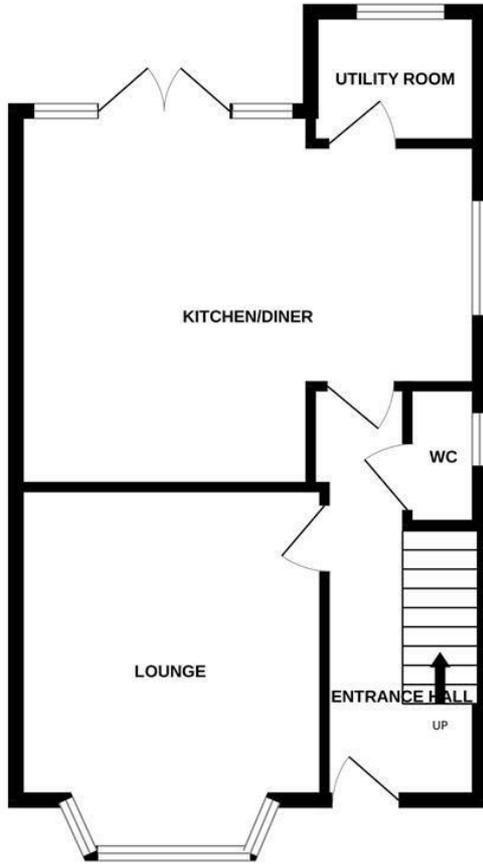
Council Tax Band B

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



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) A			
(81-91) B			81
(69-80) C		69	
(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 ₂) 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	

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 firm's 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.