



## 9 Mulberry Lane Laceby, North East Lincolnshire DN37 7BZ

Situated on this modern development built in 2016 by Snape builders on the edge of this popular village having a good level of local amenities within easy access of the A46 and A180 providing links to the motorway network is this fabulous THREE BEDROOM MID TERRACE HOUSE with off road parking for two vehicles. The fashionably presented accommodation is ready to move into and comprises of :- entrance hall, cloakroom, lounge, dining kitchen, three bedrooms, en suite shower room and bathroom. open plan front driveway providing parking and enclosed rear garden. Gas central heating system and double glazing, security alarm system. Early viewing is considered essential.

**£180,000**

- HIGHLY SOUGHT AFTER VILLAGE LOCATION
- MID TERRACE PROPERTY
- KITCHEN DINER
- LOUNGE
- CLOAKROOM/WC
- THREE BEDROOMS
- MASTER WITH EN SUITE SHOWER ROOM
- FAMILY BATHROOM
- REAR GARDEN
- OFF ROAD PARKING FOR TWO VEHICLES



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE

Accessed via a composite door into the hallway.

#### HALLWAY

Having an inset door matt and wood effect vinyl flooring, radiator and carpeted stairs leading to the first floor.



#### CLOAKROOM/WC

5'4" x 3'0" (1.65 x 0.92)

Benefitting from a white two piece suite comprising of; Low flush wc and corner pedestal hand wash basin. Finished with wood effect vinyl flooring, radiator and uPVC double glazed window to the front aspect.



#### LOUNGE

16'4" x 11'8" (4.98 x 3.56)

The spacious lounge have wood effect vinyl flooring, radiator, large storage cupboard and a uPVC double glazed window to the front aspect



#### LOUNGE

Additional Photograph



## KITCHEN DINER

The modern kitchen diner has ample room for a family dining table and benefits from a large range of cream shaker style wall and base units with contrasting wood effect work surfaces and incorporates a stainless sink and drainer, gas hob with electric fan assisted oven beneath, stainless splashback and chimney style extractor hood. Having integrated fridge freezer and dishwasher. Finished with modern tiled splashbacks, feature wallpapered wall, radiator, tiled effect vinyl flooring and a uPVC double glazed window and French doors leading to the rear garden.



## KITCHEN DINER

Additional Photograph



## KITCHEN DINER

Additional Photograph



## FIRST FLOOR

### FIRST FLOOR LANDING

Having carpeted flooring, white wooden open spindle balustrade and loft access to the ceiling.



## MASTER BEDROOM

12'9" x 8'5" (3.89 x 2.57)

To the rear of the property with a uPVC double glazed window, carpeted flooring and radiator.



## MASTER BEDROOM

Additional Photograph



## EN SUITE SHOWER ROOM

8'3" x 2'9" (2.54 x 0.84)

Benefitting from a white three piece suite comprising of; Shower with glazed screen, pedestal hand wash basin and low flush wc. Finished with fully tiled walls, vinyl flooring, heated towel rail, shaver point and vent.



## BEDROOM TWO

10'2" x 8'5" (3.10 x 2.57)

To the front of the property with a uPVC double glazed window, carpeted flooring and radiator.



## BEDROOM THREE

10'1" x 7'1" (3.08 x 2.17)

Presently used as a dressing room with carpeted flooring, radiator and uPVC double glazed window to the front. Freestanding open wardrobes and draws (By separate negotiation).



## BATHROOM

6'5" x 6'4" (1.96 x 1.95)

The modern bathroom benefits from a white three piece suite comprising of; Bath with shower over and glazed screen, low flush wc and vanity hand wash basin set above modern draws. Finished with part tiled walls, tiled effect vinyl flooring, heated towel rails, shaver point, vent and uPVC double glazed window to the rear aspect.



## OUTSIDE

### GARDENS

The property stands with an open front garden which is red brick paved to allow parking for two vehicles, side access passage way leading to the rear garden. The rear garden has fenced boundaries with a wooden access gate, paved patio and lawn.



### COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

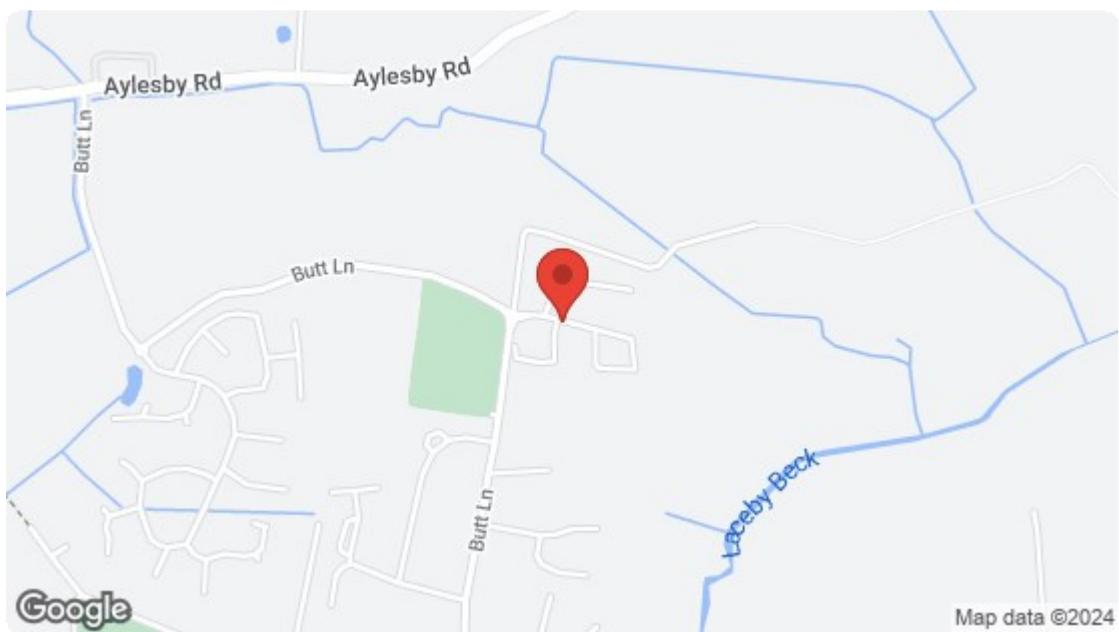
EPC - B

### 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.

### OPENING TIMES

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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.