



## 387 Laceby Road Grimsby, North East Lincolnshire DN34 5LT

A charming 'Canadian' style TWO / THREE bedroom detached house oozing with cottage charm and standing well back from the road with well presented accommodation including: Entrance porch cloaks/wc, entrance hall, sitting room/ bedroom 3, charming lounge, superb conservatory with views over the rear garden, superb fitted kitchen/dining with a part vaulted ceiling, two double bedrooms and a superb contemporary styled bathroom/wc. Gas central heating (new boiler 2022). Double glazing. Detached brick garage. Front garden with additional off road parking plus an enclosed SOUTH FACING rear garden.

**£249,950**

- IMPRESSIVE DETACHED HOUSE
- LOUNGE & SITTING ROOM
- CONSERVATORY
- DINING KITCHEN
- CLOAKS/WC
- TWO DOUBLE BEDROOMS
- CONTEMPORARY BATHROOM/WC
- DETACHED BRICK GARAGE
- ESTABLISHED GARDENS
- EARLY VIEWING RECOMMENDED



## ACCOMMODATION

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## MEASUREMENTS

All measurements are approximate.

## GROUND FLOOR

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### ENTRANCE PORCH

Approached via an Irish oak style entrance door, double glazed window and a tiled floor.

### CLOAKS/WC

Fitted with a low flush wc and a small sink. Double glazed windows. Tiled flooring.



### ENTRANCE HALL

This welcoming entrance hall having a half glazed timber entrance door, tiled flooring and radiator with a decorative cover. The spelled staircase leads up to the first floor and has a useful storage cupboard below.



### SITTING ROOM (FRONT)

12'0" max x 10'4" (3.66 max x 3.15)

This excellent second sitting room has a double glazed window to the front elevation, radiator, striking laminate flooring and coving with a decorative rose to ceiling. Decorative black painted feature fire surround.



### SITTING ROOM

Additional photo



## LOUNGE

13'10" x 11'8" plus recess (4.22 x 3.58 plus recess)

This cozy cottage style reception room has a feature exposed brick fire surround inset with a black electric stove effect fire which has two small double glazed windows either side of the chimney breast, radiator, striking laminate flooring and coving to ceiling. Double glazed doors leads into the conservatory.



## LOUNGE



## CONSERVATORY

11'3" x 9'10" (3.44 x 3)

A fabulous addition has a double glazed lantern roof together with double glazed windows and doors which opens and overlooks the rear garden. Radiator. Laminate flooring.



## DINING KITCHEN

16'2" x 8'0" (4.95 x 2.44)

Fitted with an excellent range of Shaker style cream base and wall units including complementary beech effect work surfaces inset with a black sink unit and space beneath for washing machine etc. The Rangemaster oven is included in the sale and has an extractor fan above. Matching cream floor to ceiling storage cupboard. Black tiled splash backs. Double glazed window to the side elevation. Inset spot lights to ceiling. Open access leads into the dining area which has a vaulted ceiling with oak style mock beams. Double glazed window and french doors. Inset spot lights to ceiling. Laminate flooring throughout.



## DINING KITCHEN

Additional photo



## DINING ROOM PHOTO

Additional photo



## FIRST FLOOR

### LANDING

The spelled staircase leads up from the ground floor, double glazed window and radiator with decorative cover. Floor to ceiling cloaks cupboard.



### BEDROOM 1 (REAR)

11'10" x 10'5" (3.61 x 3.18)

Double glazed window to the rear elevation, radiator and coving to ceiling. Walk in wardrobe cupboard which houses the gas fired boiler (installed 2022). A bank of floor to ceiling wardrobes is included in the sale.



## BEDROOM 1

Additional photo



## BEDROOM 2 (FRONT)

10'5" x 10'0" (3.18 x 3.05)

Double glazed window. Radiator. Coving to ceiling.



## BEDROOM 2

Additional photo



## BATHROOM/WC

9'6" x 6'9" (2.92 x 2.08)

This contemporary styled bathroom is fitted with a P shaped bath having a twin shower heads and a glass screen together with a vanity unit incorporating a concealed wc, a recessed sink with cupboards below. Tiled wall above the bath area together with tiled splash backs above the vanity unit. Double glazed window. Inset spot lights to ceiling.



## BATHROOM/WC

Additional photo



## OUTSIDE



## DETACHED GARAGE

20'6" x 11'6" (6.25 x 3.51)

Up and over door to the front, personal door to the side. Light and power.

## THE GARDENS

As previously mentioned the property stands well back from the road with the fore garden sitting behind a substantial privet hedge and has a substantial concrete driveway which provides additional off road parking. The remainder of this garden is lawned with borders of mature bushes and shrubbery. The enclosed SOUTH FACING rear garden is approached via two timber gates and has a deep gravel border situated close to the house, a paved patio area ideal for Alfresco dining with the remainder being set to lawn.



## THE GARDENS

Additional photo



## 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

Council Tax Band C

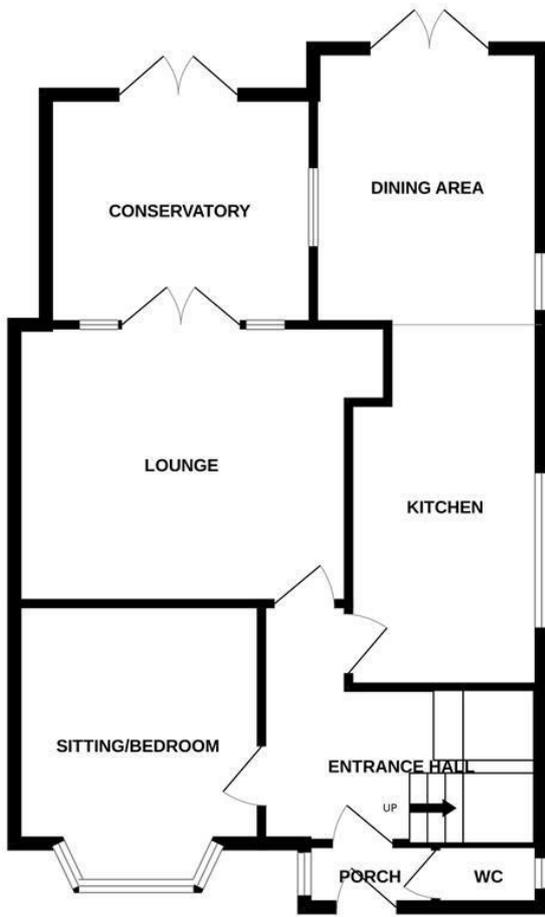
**VIEWING ARRANGEMENTS**

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

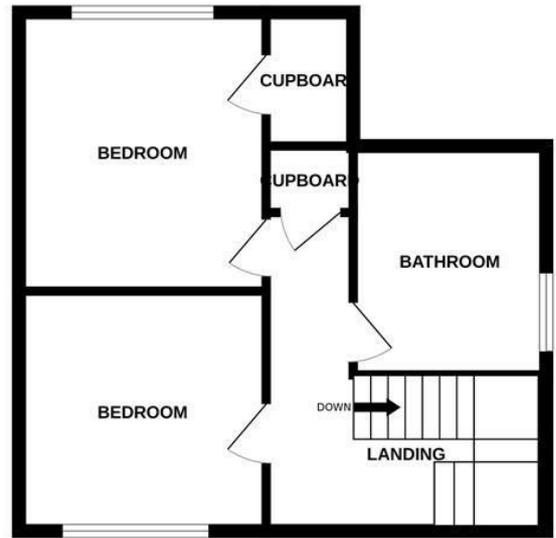
**OPENING TIMES**

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

GROUND FLOOR



1ST FLOOR



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			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(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 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.