



3 Grange Avenue Laceby, North East Lincolnshire DN37 7DG

We are delighted to offer for sale this THREE BEDROOM SEMI DETACHED BUNGALOW situated within the heart of Laceby village, close to all motorway link, local amenities and a short distance to Grimsby Town Centre. The property benefits from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance hallway, lounge, kitchen, three bedrooms and shower room. Having a front garden with low walled boundary and open access driveway providing ample off road parking and an enclosed rear garden. Viewing is highly recommended.

£165,000

- LACEBY VILLAGE LOCATION
- SEMI DETACHED BUNGALOW
- KITCHEN
- LOUNGE
- THREE BEDROOMS
- SHOWER ROOM
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FRONT & REAR GARDENS
- OFF ROAD PARKING



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

ENTRANCE

Accessed via a modern composite into the hallway.

HALLWAY

Having carpeted flooring and radiator fitted with modern panel doors. Handy storage cupboard. Loft access to the ceiling.



KITCHEN DINER

13'7" x 11'5" (4.16 x 3.49)

The kitchen diner benefits from a range of colour fronted low level units with solid oak worksurfaces and matching upstands incorporating a composite sink and drainer, electric oven with modern black extractor fan and ample space for a freestanding fridge freezer. Wall mounted boiler. Finished with part tiled walls, wood effect vinyl flooring, radiator and dual aspect uPVC double glazed windows and uPVC double glazed door to the rear lobby.



KITCHEN DINER



KITCHEN DINER



REAR LOBBY/UTILITY AREA

Having plumbing for an automatic washing machine and uPVC double glazed door to the rear garden.

LOUNGE

17'7" x 10'11" (5.36 x 3.35)

Having a uPVC double glazed bay window to the front aspect with modern white wooden blinds, coved ceiling, carpeted flooring and radiator.



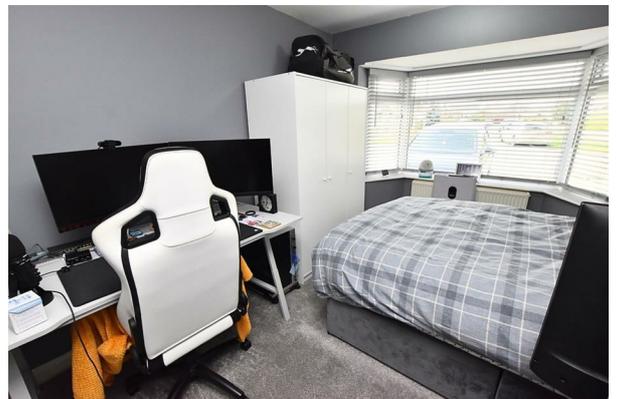
LOUNGE



BEDROOM ONE

12'6" x 10'3" (3.83 x 3.13)

To the front aspect with a uPVC double glazed bay window with modern white wooden blinds, carpeted flooring and radiator.



BEDROOM ONE



BEDROOM TWO

12'4" x 10'11" (3.77 x 3.34)

To the rear aspect with a uPVC double glazed window carpeted flooring and radiator.



BEDROOM THREE

8'7" x 7'2" (2.62 x 2.19)

Having a uPVC double glazed window to the side aspect, carpeted flooring and radiator.



SHOWER ROOM

6'5" x 5'1" (1.97 x 1.57)

Benefitting from a white three piece suite comprising of; Walk in in shower with rainfall head and glazed screen, hand wash basin and low flush wc. Having fully tiled walls with wood effect vinyl flooring and radiator. uPVC double glazed window to the side aspect.



OUTSIDE

GARDEN

The property sits with a low maintenance front garden laid with shingle, paved pathway and driveway for off road parking, double wrought iron gates leading down to a further wooden gate and the rear garden. The rear garden has fenced boundaries and is laid to lawn with a hardstanding patio area and timber shed.



GARDEN



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 - B

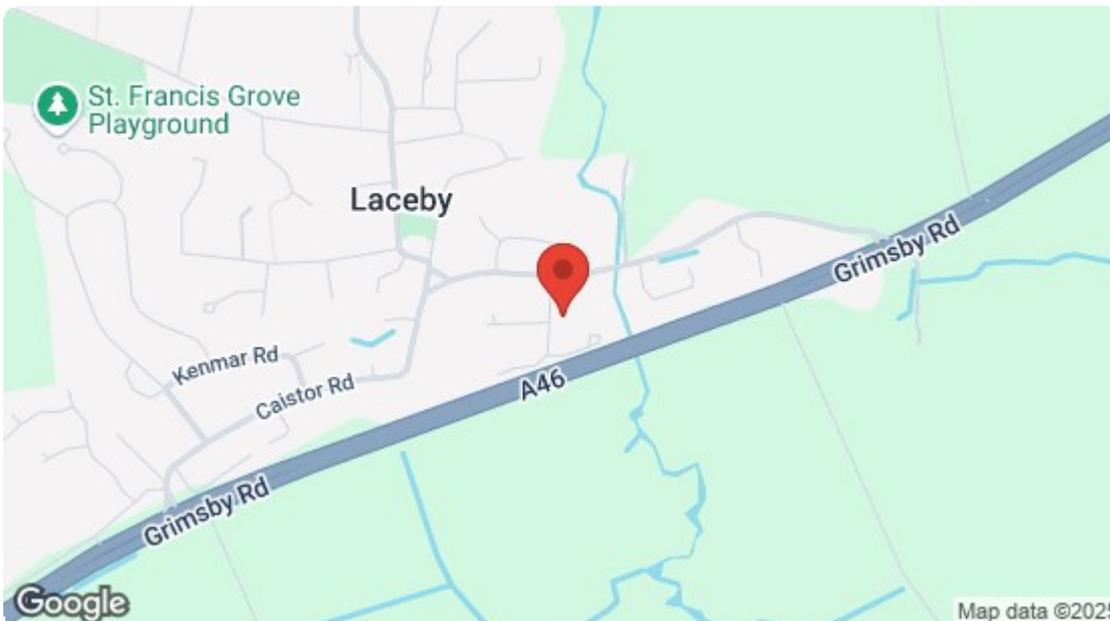
EPC - C

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(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.