



14 Willow Close, Laceby, North East Lincolnshire, DN37 7SW
£250,000

Key Features:

- Four Bedroom Detached Family Home
- Popular Village of Laceby
- Quiet Cul De Sac Location
- Rear Lounge Opening into Sun Room
- Dining Kitchen
- Snug/Study
- Downstairs Cloak/WC
- En Suite Shower Room and Family Bathroom
- Good Sized Rear Garden
- Ample Driveway Parking and Integral Garage

Situated within a quiet cul de sac in the popular village of Laceby, this well presented four bedroom detached home offers spacious and versatile accommodation, ideal for family living. The property is conveniently positioned for local amenities and easy access onto the A46. The ground floor comprises an entrance hall, cloak/WC, dining kitchen, snug/study, and a rear lounge opening into the sun room. To the first floor are four bedrooms, including three doubles, with the main bedroom benefiting from an en suite shower room, in addition to a family bathroom. Externally, the property enjoys a good-sized lawned rear garden, offering a private outlook backing onto open fields. To the front, a double width driveway provides ample parking and access to the integral garage.



ENTRANCE HALL

Accessed via a composite front entrance door. With a built-in storage cupboard and staircase leading to the first floor.

CLOAKROOM/WC

4'11" x 2'5" (1.52 x 0.74)

Fitted with a WC and hand basin.

DINING KITCHEN

11'5" x 10'2" (3.49 x 3.12)

Fitted with a range of traditional style units, worktops incorporating a resin sink, built-in oven, gas hob, and space for further appliances. Rear aspect window, and side entrance door.

LOUNGE

15'0" x 10'7" (4.59 x 3.23)

Featuring a classic style fireplace incorporating a coal effect electric fire. French doors opening into the sun room.

SUN ROOM

10'10" x 10'8" (3.31 x 3.27)

Providing additional living space overlooking the rear garden.

SNUG/STUDY

10'0" x 8'0" (3.05 x 2.45)

A versatile room, to front aspect.

FIRST FLOOR LANDING

With storage/airing cupboard, and access to the loft.

BEDROOM 1

11'6" x 9'10" (3.51 x 3.02)

To rear aspect, with built-in wardrobes.

EN-SUITE

4'10" x 4'8" (1.48 x 1.44)

Fitted with a shower enclosure, pedestal basin, and WC.

BEDROOM 2

11'5" x 9'3" (3.50 x 2.83)

To front aspect, with built-in wardrobes.

BEDROOM 3

10'4" x 8'8" (3.15 x 2.65)

To rear aspect.

BEDROOM 4

7'6" x 6'4" (2.31 x 1.94)

To front aspect.

BATHROOM

8'4" x 5'2" (2.55 x 1.60)

Fitted with a panelled bath, pedestal basin and WC.

GARAGE

With an up and over front door, internal access, and housing the 'Ideal' gas central heating boiler.

TENURE

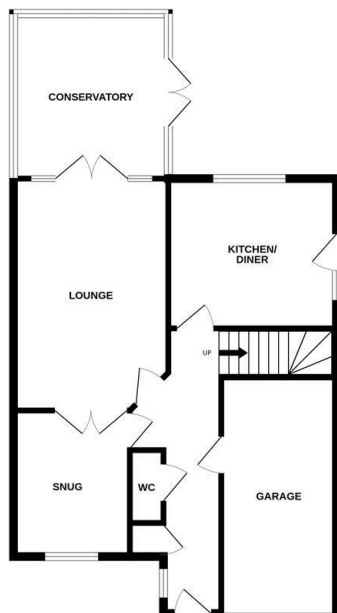
Freehold

COUNCIL TAX BAND

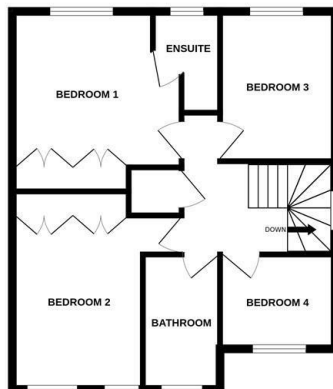
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GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.

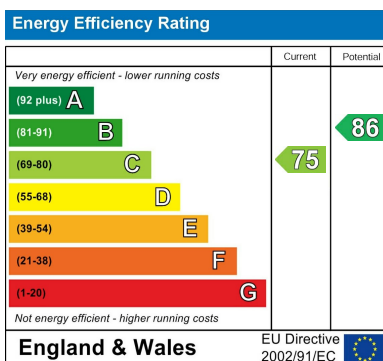


1ST FLOOR
546 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA: 1279 sq.ft. (118.9 sq.m.) approx.

While 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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Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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