



40 Grimsby Road, Laceby, North East Lincolnshire, DN37 7DJ
£155,000

Key Features:

- Traditional Bay Fronted Semi Detached Home
- Popular Village Location
- Modern Interior
- Three Bedrooms
- Extended Kitchen Diner
- Ample Driveway Parking
- Good Sizer Rear Garden

**** £5,000 ALLOWANCE TOWARDS DEPOSIT ****

A well presented three bedroom semi detached home located in the popular village of Laceby, well placed for a wide range of amenities, schools, and easy access onto the A46. Internally the property has been greatly improved during recent years featuring a modern fitted kitchen and shower room, new uPVC double glazing and gas central heating system.

The accommodation offers; entrance hall, lounge, extended kitchen diner, three bedrooms and a shower room. Good sized rear garden, and ample off road parking.

An ideal first time buy...Viewing Highly Recommended.



ENTRANCE HALL

Accessed via a modern composite front entrance door.
With staircase to the first floor.

LOUNGE

15'10" x 11'11" (4.85 x 3.65)

Measured into bay.

With a bay window to front aspect.

KITCHEN DINER

16'0" x 15'2" (4.90 x 4.64)

Measured at maximum width.

Fitted with a range of modern shaker style units and contrasting work tops incorporating a 1.5 sink. Built-in oven, combi microwave and induction hob, recess for a fridge/freezer and plumbing for a dishwasher. Useful storage cupboard housing the gas central heating boiler. French doors opening onto the rear garden. Side entrance lobby providing plumbing for a washing machine. Wood effect laminate flooring throughout.

FIRST FLOOR LANDING

With a side aspect window, and access to the loft.

BEDROOM 1

12'4" x 11'6" (3.77 x 3.52)

To rear aspect.

BEDROOM 2

13'1" x 10'5" (4.00 x 3.20)

Measured into bay.

With a bay window to front aspect.

BEDROOM 3

9'1" x 7'4" (2.77 x 2.24)

To front aspect.

SHOWER ROOM

7'6" x 5'6" (2.29 x 1.69)

Fitted with a modern vanity sink unit, wc and walk-in shower with crittall style screen.

OUTSIDE

To the front of the property there is off road parking for two vehicles and lawned garden. The rear garden is a good size, being mainly laid to lawn with a paved patio.

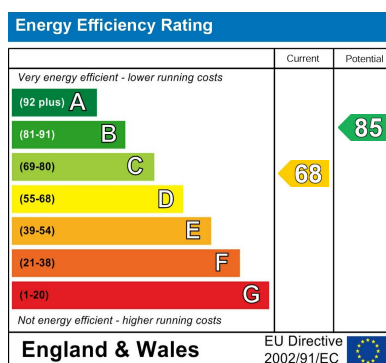
TENURE

Freehold

COUNCIL TAX BAND

B





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

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore