



**176 Broadway, Grimsby, North East Lincolnshire, DN34 5QJ**  
**£180,000**

## Key Features:

- Three Bedroom Semi Detached Home
- Popular Laceby Acres Location
- Open Plan Kitchen/Dining Room
- Separate Front Lounge
- Three Good Sized Bedrooms
- Family Bathroom
- Ample Driveway Parking
- Detached Garage

Situated in the ever popular Laceby Acres area of Grimsby, this well presented semi detached home offers ideal family accommodation, close to local amenities and the highly regarded Laceby Acres Primary Academy.

The property is entered via a welcoming entrance hall, leading to a modern fitted kitchen with open access to the dining area, creating a bright and practical space for everyday living and entertaining. A separate bay fronted lounge provides an inviting place to relax.

To the first floor are three good sized bedrooms and a family bathroom, providing comfortable and practical accommodation.

Externally, the property benefits from well-maintained gardens, a spacious driveway offering ample off road parking, and a detached garage.

An excellent opportunity for families or first time buyers seeking a home in a sought-after and convenient location... Viewing highly recommended.



### ENTRANCE HALLWAY

11'5" x 5'10" (3.48 x 1.79)

A welcoming entrance hall with wood effect Amtico flooring, and benefiting a useful built-in storage cupboard with potential to convert into a downstairs WC. Access to the main living areas, and staircase leading to the first floor.

### LOUNGE

19'8" x 9'9" (6.01 x 2.98)

A bay fronted lounge with feature fireplace incorporating a gas stove. Glazed double doors lead into the dining area.

### KITCHEN

18'1" x 9'10" (5.52 x 3.01)

Featuring a range of modern shaker style units, built-in double oven, induction hob, microwave, and integrated fridge and freezer. Plumbing for a washing machine - housed within unit.

### DINING AREA

12'2" x 7'11" (3.72 x 2.42)

Forming an L-shape with the kitchen, having continued Amtico flooring throughout, and patio doors opening onto the rear garden.

### FIRST FLOOR LANDING

With access to the loft via a drop-down ladder, and side aspect window to half landing.

### BEDROOM 1

11'5" x 9'8" (3.49 x 2.96)

To rear aspect, with built-in wardrobes.

### BEDROOM 2

9'10" x 8'5" (3.02 x 2.57)

To front aspect, with fitted wardrobes/storage.

### BEDROOM 3

9'10" x 7'11" (3.01 x 2.42)

To front aspect, with built-in mirror fronted wardrobes.

### BATHROOM

9'10" x 4'9" (3.02 x 1.47)

Fitted with a panelled bath, vanity unit and WC. Built-in storage cupboard.

### OUTSIDE

The property is set behind a lawned front garden with driveway providing ample parking, and leading through double gates to the detached garage. To the rear, the garden features Indian sandstone paving and an artificial lawn for low maintenance.

### GARAGE

18'2" x 8'0" (5.55 x 2.45)

A detached brick garage, with an up and over door, and side pedestrian access to the garden.

### COUNCIL TAX BAND

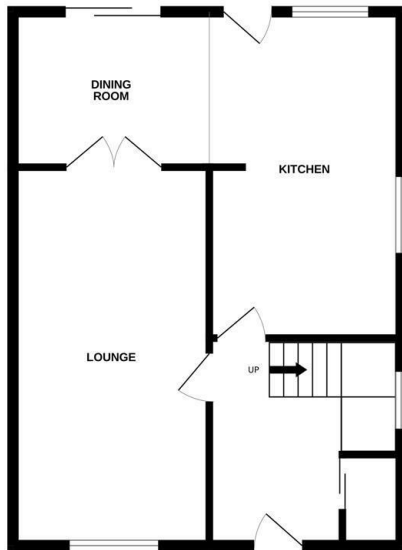
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### TENURE

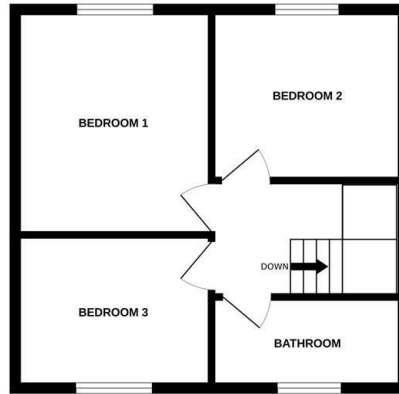
Freehold



GROUND FLOOR  
559 sq.ft. (51.9 sq.m.) approx.

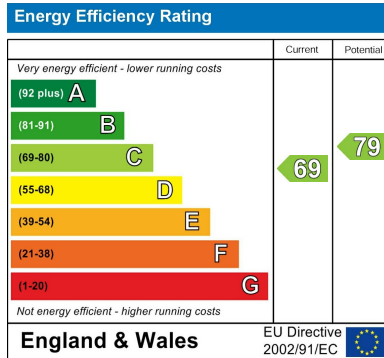


1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 956 sq.ft. (88.8 sq.m.) approx.

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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### 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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