



7 Trevor Close, Laceby, North East Lincolnshire, DN37 7DH
£265,000

Key Features:

- Extended Detached Bungalow
- Prime Village Location
- Three Bedrooms
- Modern Open Plan Kitchen Diner & Sunroom
- Separate Well Proportioned Lounge
- Generous Main Bedroom with En Suite
- Modern Family Bathroom
- Established & Private Rear Garden
- Ample Parking & Detached Garage

Occupying a quiet cul de sac position in the ever-popular village of Laceby, this beautifully modernised detached bungalow offers stylish, well-balanced accommodation in a peaceful setting. Thoughtfully updated throughout, the property combines contemporary finishes with generous living space, making it equally well suited to families, professionals or those seeking the convenience of single-storey living.

At the heart of the home is an impressive open-plan kitchen diner with adjoining sun room that creates a superb everyday living and entertaining space. The kitchen is fitted with an extensive range of contemporary high gloss units and integrated appliances, including an oven, microwave, fridge/freezer and dishwasher. Double opening doors connect seamlessly with the rear garden, while the dual-aspect lounge provides a welcoming retreat, centred around an attractive feature fireplace. The spacious main bedroom benefits from a luxurious en suite shower room, complemented by two further versatile bedrooms and a well-appointed family bathroom.

Outside, the property continues to impress with beautifully maintained front and rear gardens featuring established lawns, mature planted borders and a patio seating area ideal for outdoor dining and relaxation. A generous driveway, secured by double gates, provides ample off-road parking and extends to a detached garage, offering excellent storage and workshop potential.

Laceby remains one of the area's most desirable villages, offering a welcoming community atmosphere alongside a range of everyday amenities, including local shops, cafés, schools and regular public transport. Excellent road links provide convenient access to Grimsby, the surrounding business parks and the wider Lincolnshire region, making this an outstanding opportunity to enjoy village living without compromising on convenience.



KITCHEN DINER
16'9" x 10'11" (5.13 x 3.35)

SUN ROOM
10'11" x 10'4" (3.35 x 3.15)

LOUNGE
16'9" x 11'1" (5.13 x 3.39)

BEDROOM 1
17'10" x 11'9" (5.44 x 3.60)

EN SUITE SHOWER ROOM
7'4" x 5'11" (2.24 x 1.82)

BEDROOM 2
10'11" x 9'11" (3.34 x 3.03)

BEDROOM 3
7'11" x 7'9" (2.42 x 2.38)

FAMILY BATHROOM
7'8" x 6'5" (2.36 x 1.98)

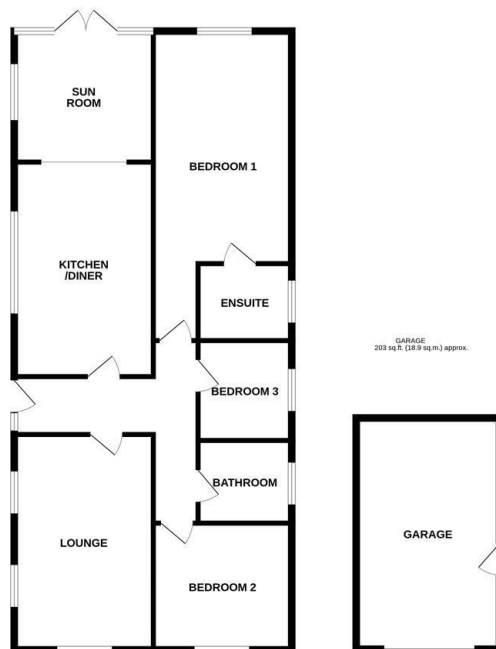
GARAGE
18'1" x 11'3" (5.52 x 3.43)

TENURE
FREEHOLD

COUNCIL TAX BAND
C

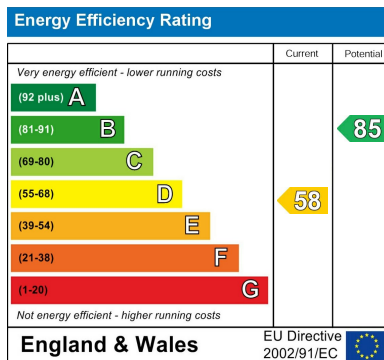


GROUND FLOOR
1053 sq ft. (97.9 sq.m.) approx.



TOTAL FLOOR AREA: 1257 sq ft. (116.7 sq.m.) approx.

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Made with Mapbox (2020)



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.

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