



1 Victory Way, Grimsby, North East Lincolnshire, DN34 5UY
£170,000

Key Features:

- REFURBISHMENT PROJECT
- Four Bedroom Detached Property
- Popular Residential Location
- Two Reception Rooms & Conservatory
- Downstairs Cloaks/WC
- Ample Off Road Parking
- Detached Double Garage
- No Forward Chain
- VIDEO VIEWING AVAILABLE

A four bedroom detached home offered for sale on the popular residential area of Laceby Acres. Conveniently positioned with easy access to local shops and amenities, and within catchment of well regarded schools.

The property offers excellent potential throughout and is attractively priced to allow for a complete scheme of modernisation and refurbishment.

Accommodation comprising; a front entrance hall, cloaks/wc, lounge, conservatory, dining room and kitchen. To the first floor are four bedrooms and a shower room. Set on a corner position with gardens to the front and rear, a spacious driveway and detached double garage. Offered for sale with no forward chain.



ENTRANCE HALL

Front entrance to the property, with staircase to the first floor.

CLOAKROOM

5'4" x 3'8" (1.64 x 1.13)

Fitted with a wc and hand basin.

LOUNGE

16'9" x 15'6" (5.12 x 4.74)

To front aspect, with fireplace incorporating a gas fire. Access to:-

CONSERVATORY

9'6" x 7'10" (2.90 x 2.41)

With French doors opening onto the rear garden.

DINING ROOM

11'5" x 7'10" (3.48 x 2.41)

Separate dining space, to front aspect.

KITCHEN

14'9" x 7'2" (4.50 x 2.19)

With fitted wall and base units, built-in oven, gas hob with extractor over, and space for further appliances. Wall mounted gas central heating boiler - NEW 2019. Understairs storage cupboard. Side aspect window, and access to the rear of the property.

FIRST FLOOR LANDING

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

BEDROOM 1

14'4" x 8'10" (4.37 x 2.71)

To rear aspect.

BEDROOM 2

11'6" x 8'9" (3.52 x 2.68)

To front aspect.

BEDROOM 3

11'1" x 6'3" (3.39 x 1.91)

To front aspect.

BEDROOM 4

8'11" x 8'9" (2.74 x 2.67)

To front aspect.

SHOWER ROOM

6'10" x 6'5" (2.09 x 1.96)

Fitted with a vanity sink unit, wc, and corner shower enclosure. Heated towel rail. Obscure glazed window.

OUTSIDE

Situated just off Nelson Way, the property stands on a corner position, approached by a spacious driveway with access to the detached double garage. There is gated access at both sides leading to the enclosed rear garden.

TENURE

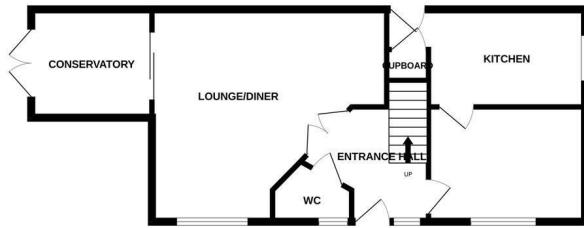
FREEHOLD

COUNCIL TAX BAND

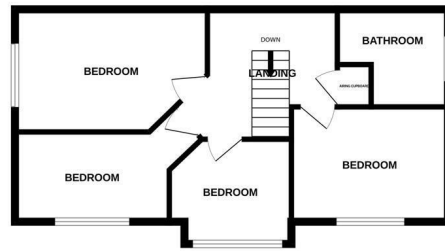
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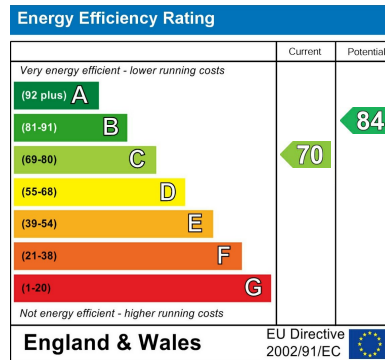
GROUND FLOOR



1ST FLOOR



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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