



16 Grimsby Road, Laceby, North East Lincolnshire, DN37 7DB
£150,000

Key Features:

- Traditional Semi Detached Property
- Refurbishment Project
- Popular Village Location
- Dual Aspect Living Room
- Kitchen & Separate Utility Area
- Downstairs WC
- Three Bedrooms & Bathroom
- Front & Rear Gardens
- Driveway Parking & Detached Garage
- No Forward Chain

Located in the popular village of Laceby, this traditional three bedroom semi-detached home presents an ideal opportunity for renovation enthusiasts, offering excellent scope to modernise throughout.

Situated close to the village centre, well-positioned for local amenities, schools, and transport links - with quick access to the A46.

The accommodation comprises; a front entrance porch, hallway, a dual aspect living room, kitchen, utility room and downstairs WC. The first floor landing leads to three bedrooms - including two doubles, and a family bathroom. Benefiting a new gas central heating boiler installed in 2022. Outside, the property stands in good sized gardens, with driveway parking and a detached garage. Offered for sale with No Forward Chain.



ENTRANCE HALL
8'4" x 5'11" (2.55 x 1.81)

LIVING ROOM
20'10" x 12'3" (6.37 x 3.74)

KITCHEN
9'10" x 9'2" (3.01 x 2.80)

UTILITY ROOM
6'1" x 4'10" (1.86 x 1.48)

W/C
4'9" x 2'10" (1.47 x 0.88)

BEDROOM 1
11'5" x 11'5" (3.50 x 3.49)

BEDROOM 2
11'5" x 9'1" (3.50 x 2.79)

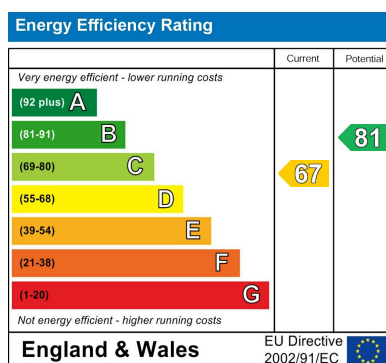
BEDROOM 3
8'1" x 6'11" (2.47 x 2.11)

BATHROOM
6'11" x 5'5" (2.12 x 1.66)

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

