



## The Hayloft R/O 349 Laceby Road Laceby Road Grimsby, North East Lincolnshire DN34 5LR

We are delighted to offer for sale this rare opportunity to purchase THE HAYLOFT, situated to the rear of Laceby Road, close to all local amenities and within easy access of Grimsby town centre and motorway links. The property benefits from gas central heating and uPVC double glazing with the accommodation comprises of; Entrance hallway, kitchen, lounge, bathroom (Ground Floor) and to the first floor a further lounge and two bedrooms. The property is accessed via an un adopted road to the rear of Laceby road and has hardstanding for two vehicles to the front with mature planting to the boundaries, side wood access gate leading to the court yard garden. Viewing is highly recommended offered for sale with NO FORWARD CHAIN.

**Chain Free £125,000**

- THE HAYLOFT
- SEMI DETACHED COTTAGE
- KITCHEN
- TWO LOUNGES
- BATHROOM (GROUND FLOOR)
- TWO BEDROOMS
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- COURTYARD GARDEN
- NO FORWARD CHAIN



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

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### ENTRANCE

Accessed via a uPVC double glazed door with top light above into the entrance hallway.



### HALLWAY

Having wood effect laminate flooring with carpeted stairs leading to the first floor. uPVC double glazed window to the front aspect and radiator.



### KITCHEN

15'10" x 7'1" (4.85 x 2.16)

Having a range of wood effect wall and base units with contrasting worksurfaces incorporating a stainless steel sink and drainer, gas hob with extractor hood above and electric fan assisted oven beneath. Ample under counter space for a dishwasher, automatic washing machine and fridge freezer. Finished with tiled splashbacks, coved ceiling, wood effect laminate flooring, radiator and a uPVC double glazed window to the front aspect. Wall mounted boiler in matching unit.



### KITCHEN

Additional Photograph





## KITCHEN

Additional Photograph



## LOUNGE

15'11" x 10'5" (4.86 x 3.18)

Having solid wood flooring, dado rail, coved ceiling, radiator, dual aspect uPVC double glazed windows and uPVC French doors leading to the courtyard garden.



## LOUNGE

Additional Photograph



## LOUNGE

Additional Photograph



## BATHROOM (Ground Floor)

9'5" x 6'4" (2.89 x 1.94)

Benefitting from a white three piece suite comprising of; Bath with shower over, pedestal hand wash basin and low flush wc. Finished with fully tiled walls, vinyl flooring, radiator and uPVC double glazed window to the rear aspect.



## FIRST FLOOR

### LOUNGE

17'11" x 13'8" (5.47 x 4.19)

This multi purpose room is presently used as a second sitting room and has carpeted flooring, radiator, feature fireplace with wood surround, marble hearth and back and inset electric fire. Finished with two uPVC double glazed windows to the front aspect.



### LOUNGE

Additional Photograph



### LOUNGE

Additional Photograph





### BEDROOM ONE

9'8" x 9'1" (2.96 x 2.78)

Having a uPVC double glazed window to the front aspect, carpeted flooring and radiator.



### BEDROOM TWO

9'1" x 7'11" (2.77 x 2.42)

The second bedroom has a uPVC double glazed window to the side aspect, carpeted flooring, radiator and wall to wall fitted wardrobes with sliding doors.



### OUTSIDE

#### COURTYARD



#### COURTYARD

Additional Photograph



### FRONT OF THE PROPERTY

Accessed via an un adopted road which is maintain by this property and the adjoining one. The front garden provides ample parking for two vehicles and has mature planting to the boundaries. Wooden gate leading to the rear courtyard. The rear courtyard is of low maintenance and has fenced boundaries with mature planting to the borders.

### DIRECTIONS

Access to the property is between 349-351 Laceby Road via an eight foot. The what3words: ///allows.expand.bravo

**CONNECTION**

The vendor of this property has no personal connection with Joy Walker Estate Agents.

**COUNCIL TAX BAND & EPC RATING**

Council Tax Band - B

EPC - D

**TENURE - FREEHOLD**

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

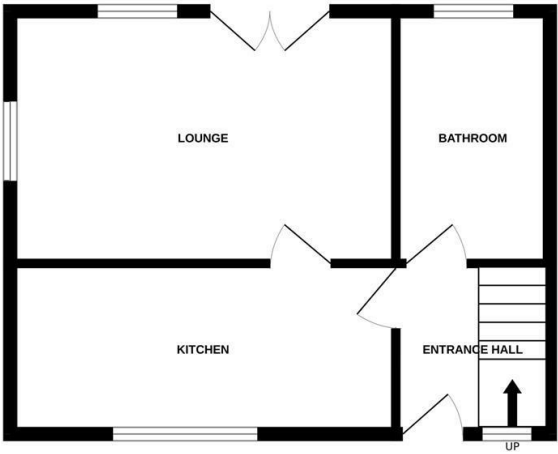
**VIEWING ARRANGEMENTS**

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

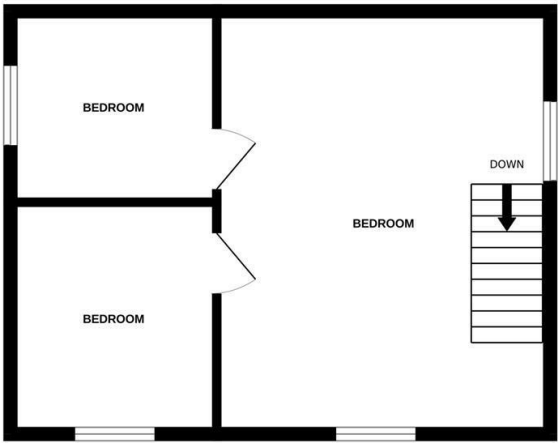
**OPENING TIMES**

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

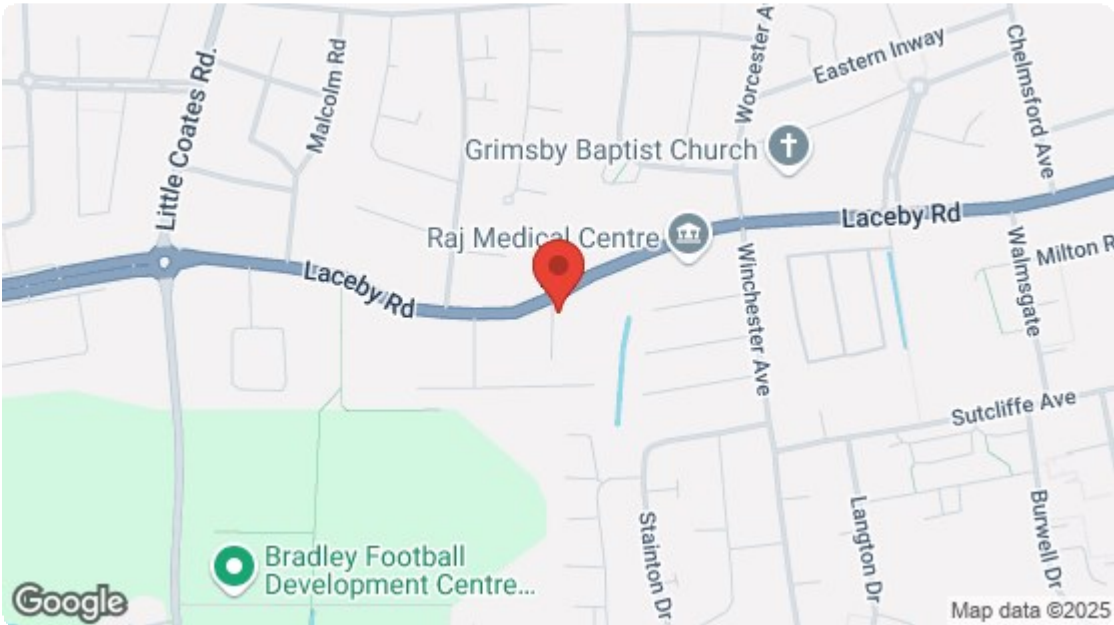
GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.