



## 14 Willow Close

Laceby, Gimsby, North East Lincolnshire DN37 7SW

Located in the popular village of Laceby which lies to the western side of Grimsby, ideally placed for easy access to Humberside Airport, A46 and the Humber Bank Industries, is this spacious FOUR BEDROOM DETACHED FAMILY HOME. The accommodation includes: Entrance hall, cloaks/wc, separate dining/sitting room, good sized lounge, fitted kitchen. To the first floor there are FOUR BEDROOMS one with en suite and a family bathroom. Gas central heating system. Double glazing. Integral garage. Front garden with off road parking plus an enclosed excellent sized WEST FACING rear garden.

**£265,000**

- DETACHED FAMILY HOME
- LOUNGE & DINING ROOM
- FITTED KITCHEN & CLOAKS/WC
- FOUR BEDROOMS
- EN SUITE AND FAMILY BATHROOM
- INTEGRAL GARAGE
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT AND REAR GARDENS
- POPULAR VILLAGE LOCATION



## ACCOMMODATION

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## MEASUREMENTS

All measurements are approximate.

## FIXTURES AND FITTINGS

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### ENTRANCE HALL

Approached via a grey composite entrance door, radiator fashionable laminate flooring and a double glazed window to the side elevation. Useful storage cupboard.



### CLOAKS/WC

4'11" x 2'3" (1.52 x 0.71)

Fitted with a low flush wc and sink, this cloakroom is decorated with striking wallpaper and laminate flooring. Coving to ceiling. Radiator. Extractor fan.



### DINING/SITTING ROOM

10'0" x 8'0" (3.05 x 2.45)

This multi functional second sitting room has a double glazed window to the front elevation, coving to ceiling and radiator. Double doors leads into the lounge



### LOUNGE

15'1" x 10'7" (4.60 x 3.23)

An excellent sized formal lounge having double glazed french doors which lead into the sun room. Coving to ceiling and radiator. The focal point of this room is the modern fire surround inset with a gas fire.



## SUN ROOM

11'1" x 10'9" (3.38 x 3.29)

A superb addition to this family home which has double glazed windows and doors, laminate flooring and a solid uPVC roof.



## KITCHEN/BREAKFAST ROOM

10'3" x 11'5" (3.13 x 3.5)

Fitted with hand painted base and wall cupboards incorporating a built in electric oven, gas hob with an extractor above. The contrasting work surfaces are inset with a stainless steel sink unit with space beneath for washing machine etc. Complementary tiled splash backs. Coving and inset spot lights to ceiling. Radiator. Double glazed window and door. Space for breakfast table and chairs.



## KITCHEN/BREAKFAST ROOM



## FIRST FLOOR

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## LANDING

Fitted airing cupboard and access to loft.

### BEDROOM 1

11'9" x 11'6" (3.60 x 3.51)

Double glazed window, radiator and coving to ceiling. Floor to ceiling wardrobes providing useful hanging space.



### BEDROOM 1

#### EN SUITE SHOWER ROOM

4'3" x 7'0" (1.30 x 2.14)

Fitted with a white suite including a shower cubicle, pedestal wash hand and a low flush wc. The remainder of the walls are tiled in white with a blue border tiled to dado height. Vinyl flooring, radiator and coving to ceiling.



### BEDROOM 2 (FRONT)

10'0" x 9'3" (3.05 x 2.83)

Two double glazed windows to the front elevation, radiator and again fitted with floor to ceiling wardrobes.



## BEDROOM 2



## BEDROOM 3 (REAR)

10'4" x 8'1" (3.16 x 2.47)

Double glazed window, coving to ceiling and radiator.



## BEDROOM 4 (FRONT)

6'3" x 7'6" (1.92 x 2.31)

Double glazed window. Radiator.



## BATHROOM/WC

8'5" x 5'2" (2.57 x 1.60)

Fitted with a suite in white comprising a panelled bath, pedestal wash hand basin and a low flush wc. The walls are partially tiled in white with a blue border tile. Radiator and coving to ceiling.



## OUTSIDE

## INTEGRAL GARAGE

16'5" x 7'10" (5.023 x 2.4)

Up and over door to the front plus an internal door to the house. Light and power.

### THE GARDENS

The property stands on a good sized plot with the open plan fore garden having a tarmac driveway providing off road parking for two cars together with a small lawn to the side. The enclosed south west facing garden is lawned and includes an concrete area for outside entertaining which is situated close to a mature tree which provides natural shelter during the summer months.



### COUNCIL TAX BAND & EPC RATING

Council Tax Band - D

EPC - C

### 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  
63.9 sq.m. (688 sq.ft.) approx.

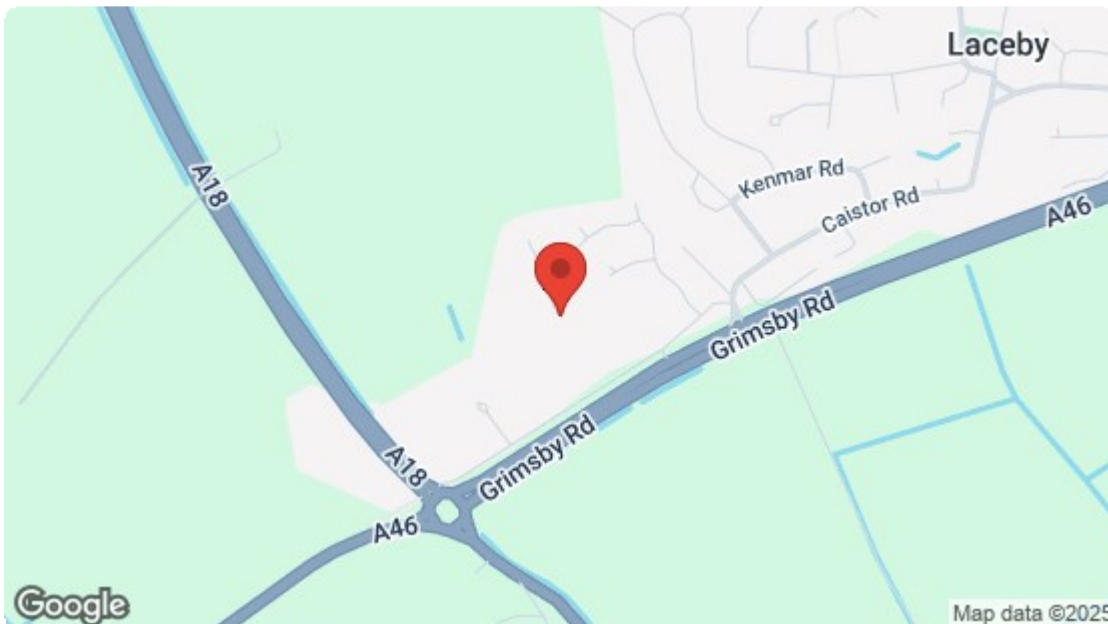


1ST FLOOR  
47.3 sq.m. (509 sq.ft.) approx.



TOTAL FLOOR AREA 111.2 sq.m. (1197 sq.ft.) approx.

While 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 guidance 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 operation or efficiency can be given.  
Viewed with Manager 12/2/23



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>	75	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 firm's 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.