



265 Laceby Road Grimsby, North East Lincolnshire DN34 5DU

Joy Walker Estate Agents are offering for sale with NO FORWARD CHAIN this traditional THREE DOUBLE BEDROOM SEMI DETACHED FAMILY HOME sitting on the outskirts of Grimsby close to all local amenities with easy access to all motorway links, colleges and the University. Benefitting from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance hall, two reception rooms, kitchen with pantry and to the first floor two double bedrooms, master with en suite bathroom, family shower room and extended to the attic space a further double bedroom. The property sits back from the main road with a walled boundary large low maintenance front garden with off road parking for four or more vehicles and further driveway leading to the garage and workshop. The southerly facing rear garden has fenced boundaries and is again low maintenance with its artificial lawn, shingle borders and paved patio. Rear views of the allotments. Viewing is highly recommended.

Offers Over £160,000

- TRADIATIONAL SEMI DETACHED FMILY HOME
- TWO RECEPTION ROOMS
- KITCHEN WITH PANTRY
- THREE DOUBLE BEDROOMS
- MASTER WITH EN SUITE BATHROOM
- SHOWER ROOM
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- OFF ROAD PARKING & GARAGE
- NO FORWARD CHAIN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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GROUND FLOOR

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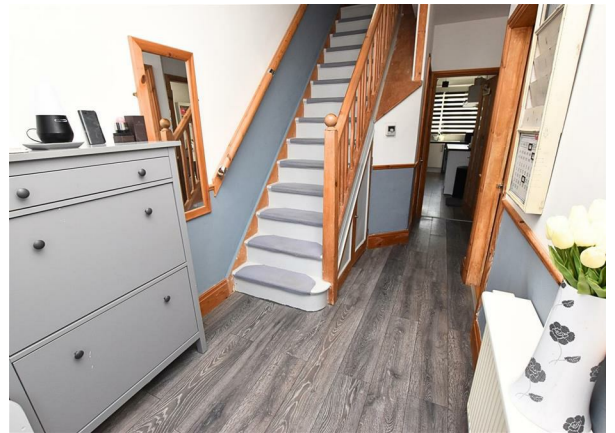
ENTRANCE

Accessed via a uPVC double glazed door with side light panels and arched top light leading to the hallway.



HALLWAY

The hallway has wood effect laminate flooring with wood skirtings and dado rail. Staircase leading to the first floor with carpet runner and open wooden spindle balustrade and handy storage beneath.



KITCHEN

17'6" x 9'0" (5.34 x 2.75)

The kitchen benefits from a large range of white fronted wall and base units with black worksurfaces and tiled splash backs and incorporates composite sink and drainer, electric hob with stainless steel chimney style extractor hood and one and a half electric fan assisted ovens. Ample space for a freestanding American fridge freezer, dishwasher, automatic washing machine and tumble dryer. Finished with wood effect laminate flooring, radiator and dual aspect uPVC double glazed window and a uPVC double glazed door leading to the private garden.



KITCHEN



KITCHEN

DINING ROOM

13'8" x 11'7" (4.19 x 3.54)

The first reception room is to the rear aspect with a uPVC double glazed window, coving to the ceiling, bamboo high shine flooring, radiator and open chimney breast.



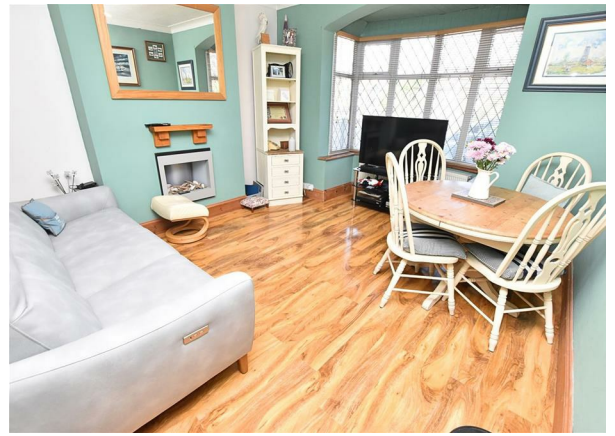
DINING ROOM

LIVING ROOM

14'6" x 12'5" (4.43 x 3.8)

To the front of the property with a tradition uPVC double glazed bay window, coving to the ceiling, high shine bamboo flooring, radiator and chimney breast with inset electric fire.

LIVING ROOM



FIRST FLOOR

FIRST FLOOR LANDING

Having continued wooden open spindle balustrade with wood effect laminate flooring and uPVC double glazed window to the side aspect.



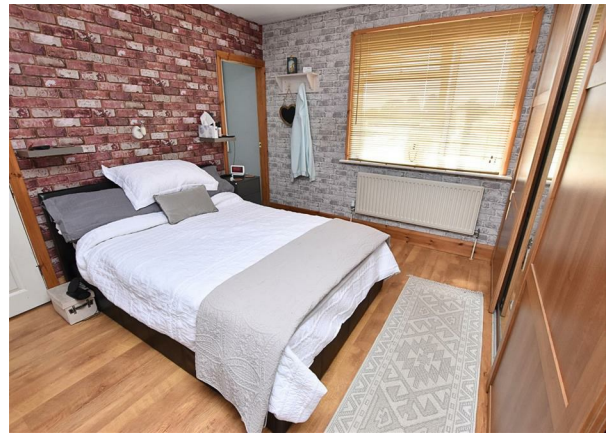
BEDROOM ONE

11'5" x 9'9" (3.5 x 2.99)

The master bedroom is to the rear of the property and has a uPVC double glazed window, wood effect laminate flooring, radiator and wall to wall fitted wardrobes with walnut sliding doors.



BEDROOM ONE



EN SUITE BATHROOM

6'7" x 6'3" (2.01 x 1.92)

Benefitting from a white three piece suite comprising of; Half bath with hand shower attachment, pedestal hand wash basin and low flush wc. Finished with tiled splash backs, tiled effect click flooring, Victorian style radiator, wall mounted boiler in handy storage unit and a uPVC double glazed window to the rear aspect.



BEDROOM TWO

12'9" x 10'10" (3.91 x 3.31)

The second double bedroom is to the front aspect with wood effect laminate flooring and modern tall column radiator.



SHOWER ROOM

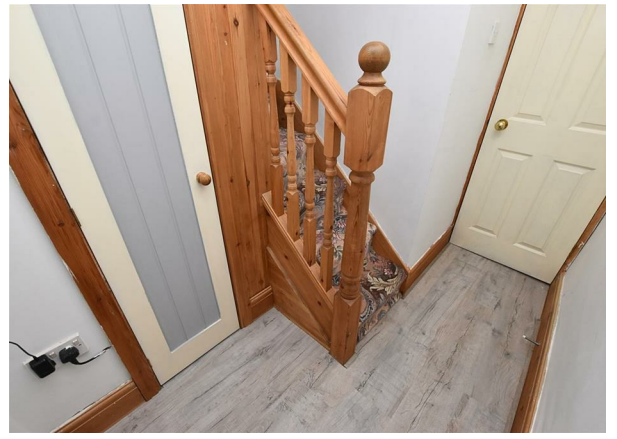
10'9" x 5'10" (3.29 x 1.79)

The modern shower room benefits from a white three piece suite comprising ; Walk-in with dual head one of which is rainfall style, glazed screens and Aqua paneled splash backs, pedestal hand wash basin and low flush wc. Finished with part tiled walls, wood effect laminate flooring, handy storage unit, radiator and uPVC double glazed window to the front aspect.



INNER HALLWAY

The inner hallway has wood effect laminate flooring, handy storage cupboard and further staircase with carpeted tread and open wooden spindle balustrade leading to the third double bedroom.



BEDROOM THREE

10'5" x 14'6" (3.19 x 4.42)

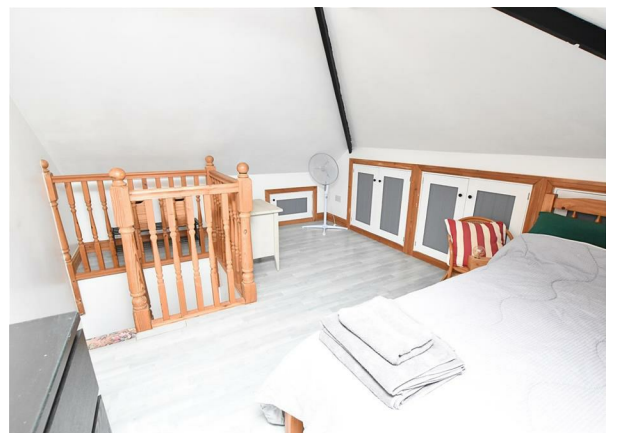
The third double bedroom has a Velux window, wood effect laminate flooring and radiator. Ample loft storage accessed via the eaves.



BEDROOM THREE



BEDROOM THREE



OUTSIDE

THE GARDENS

The property is set back from the main road with an open access driveway and low walled boundary to the front. The garden is of low maintenance and is laid with shingle, a paved driveway provides ample off road parking and leads to the garage. Wooden side gate to access the southerly facing rear garden which is again of low maintenance with its paved patio area, artificial lawn and shingle borders. Wooden summer house and rear views of the allotments.



THE GARDENS



GARAGE

The large than average garage has an access door to the front and a further courtesy door and is fitted with electric and lighting, extended to provide a handy workshop area or home gym.

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.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC - D

OPENING TIMES

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

VIEWING ARRANGEMENTS

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

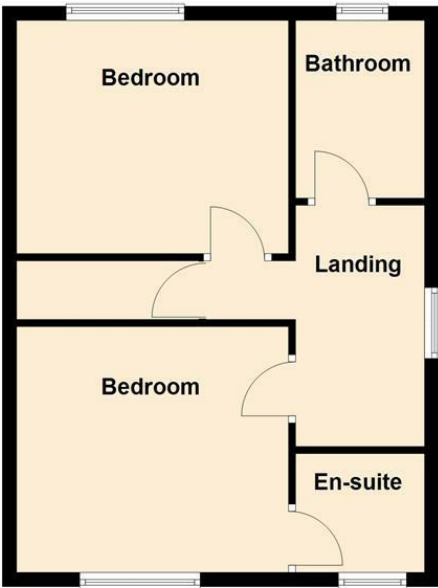
Ground Floor

Approx. 57.8 sq. metres (621.9 sq. feet)



First Floor

Approx. 44.8 sq. metres (482.1 sq. feet)

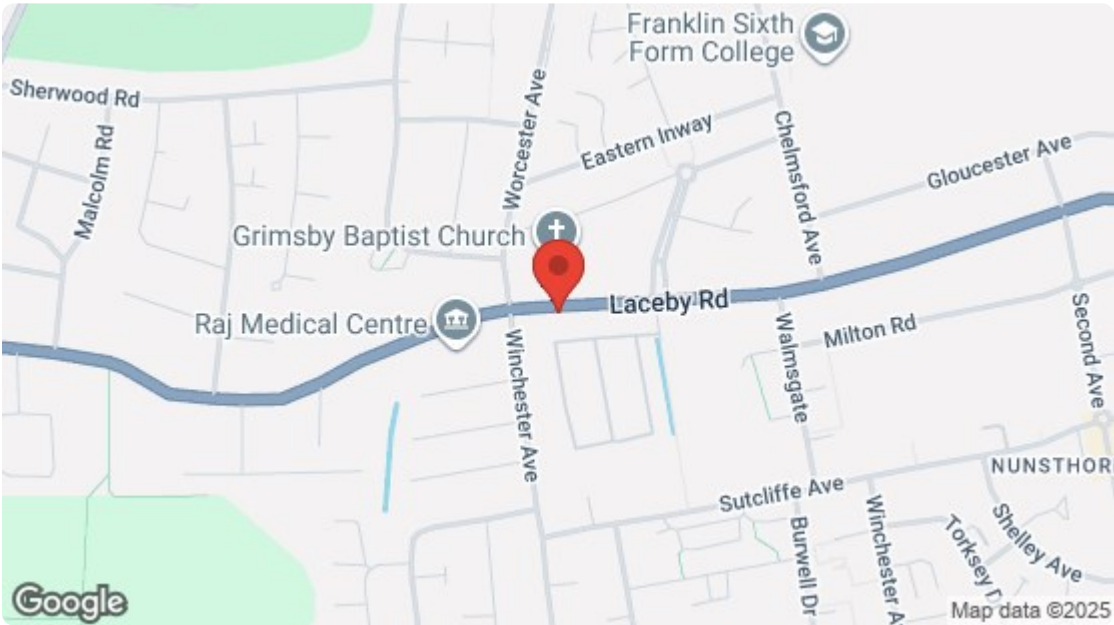


Second Floor

Approx. 14.3 sq. metres (154.4 sq. feet)



Total area: approx. 116.9 sq. metres (1258.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.