



59 Hawerby Road Laceby, Grimsby, North East Lincolnshire DN37 7AZ

We are delighted to offer for sale this immaculate THREE BEDROOM END TERRACE PROPERTY situated within the heart of Laceby village close to all local amenities, highly regarded schools and a easy commute to Grimsby town centre. The property is in turn key condition and finished to a high specification and benefits from gas central heating, uPVC double glazing and security alarm with the accommodation comprising of; Entrance hall, kitchen diner open to day room, through lounge diner and to the first floor three bedrooms and family bathroom. Having a paved front garden ideal for off road parking, garage and to the rear a low maintenance enclosed garden. Viewing is highly recommended.

£175,000

- IMMACULATELY PRESENTED
- LACEBY VILLAGE
- END TERRACE PROPERTY
- KITCHEN DINER DAY ROOM
- THROUGH LOUNGE DINER
- THREE BEDROOMS
- FAMILY BATHROOM
- PRIVATE REAR GARDEN
- GARAGE
- OFF ROAD PARKING



DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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ENTRANCE

Accessed via a composite door into the reception hallway.



HALLWAY

The welcoming hallway has coving to the ceiling with wood effect laminate flooring and carpeted stairs having an open wooden spindle balustrade leading to the first floor with handy understairs storage cupboard. Further large storage cupboard.



HALLWAY



KITCHEN

10'3" x 9'6" (3.14 x 2.90)

The kitchen is open plan to the day room and benefits from a large range of cream fronted wall and base units with contrasting wood effect work surfaces and tiled upstands. Incorporating a composite sink and drainer, slot in gas oven and hob with ample space for an automatic washing machine and fridge. Finished with tiled flooring and coving to the ceiling. The work top extends to provide a handy breakfast bar area.



KITCHEN



KITCHEN



KITCHEN



DAY ROOM

11'4" x 9'6" (3.46 x 2.91)

This handy addition to the property has dual aspect uPVC double glazed windows and a glazed uPVC door leading to the rear garden and is open to the kitchen creating a warm relaxing area. Finished with coving to the ceiling, dado rail, wood effect laminate flooring and wall mounted boiler concealed in cupboard. (Boiler with remaining warranty).



DAY ROOM



DAY ROOM



LOUNGE
14'3" x 12'8" (4.35 x 3.87)

The lounge has a uPVC double glazed bow window to the front aspect, coving to the ceiling, dado rail, radiator and newly fitted carpeted flooring. The main focal point is the ornate fire surround with marble hearth and back. Open to the dining area.



LOUNGE



LOUNGE



DINING AREA

9'7" x 8'11" (2.93 x 2.73)

Being open from the lounge creating a fantastic sized room. Finished with wood effect laminate flooring, coving to the ceiling, dado rail, radiator and uPVC double glazed French doors leading to the rear garden.



FIRST FLOOR

FIRST FLOOR LANDING

Having continued carpeted flooring with wooden open spindle balustrade, handy airing cupboard, coving and loft access to the ceiling. The loft has partial boarding and light fitted.



BEDROOM ONE

11'5" x 9'10" (3.50 x 3.00)

The master bedroom is to the front aspect with a uPVC double glazed window, coving to the ceiling, carpeted flooring, radiator and a range of built in wardrobes with matching overhead cupboards and bedside cabinets.



BEDROOM ONE



BEDROOM TWO

10'11" x 9'11" (3.35 x 3.03)

The second double bedroom is to the rear of the property with a uPVC double glazed window, carpeted flooring, coving to the ceiling, radiator and wall fitted wardrobes.



BEDROOM THREE

8'7" x 7'7" (2.62 x 2.32)

The third bedroom is presently used as a dressing room and has a uPVC double glazed window to the front aspect, wood effect laminate flooring, coving to the ceiling, radiator and large built in storage cupboard.



BEDROOM THREE



FAMILY BATHROOM

7'10" x 6'2" (2.40 x 1.90)

The family bathroom benefits from a white four piece suite comprising of; Bath, walk in shower with glazed screen and tiled splashbacks, pedestal hand wash basin and low flush wc. Finished with full tiling to the walls, coving to the ceiling, modern vinyl flooring, radiator and uPVC double glazed window to the rear aspect.



OUTSIDE

THE GARDENS

The property sits with a large low maintenance front garden with hedging and fenced boundaries. Hard standing provides ample off road parking and leads to the garage. The rest of the front garden is laid with Indian sand stone slabs and features a mature Olive tree. To the side of the property is a further space handy for bin storage with a wooden gate leading to the private rear garden. The enclosed rear garden has fenced boundaries and is again of low maintenance with continued Indian Sand Stone slabs and raised decked patio area with feature sleeper planter.



THE GARDENS



REAR VIEW



GARAGE

The brick built garage has an up and over door to the front with a uPVC double glazed side window and is fitted with electric, lighting and full alarm system.

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 - A

EPC -

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



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