Joy Walker

ESTATE AGENTS

38 Marigold Court

Laceby, Grimsby, North East Lincolnshire DN37 7FA

** 25% SHARED OWNERSHIP OPPORTUNITY ** We are delighted to offer for sale this THREE BEDROOM SEMI DETACHED PROPERTY built two years ago by Allison Homes, ideal for first time buyers situated in the popular village of Laceby within easy reach of all local amenities and a short drive to Grimsby Town Centre. The property benefits from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance Hall, Lounge, utility room, cloakroom, kitchen diner and to the first floor three bedrooms, master with en suite shower room and bathroom. The property enjoys and open plan front garden which is laid to lawn with paved pathway and driveway ideal for off road parking and an enclosed lawn rear garden with dual aspect paved patio areas. Remaining 7 years builder's warranty. Viewing is highly recommended. (Potential opportunity to purchase more than 25% shared)

- 25% SHARED OWNERSHIP
- LACEBY VILLAGE
- SEMI DETACHED HOME
- KITCHEN DINER
- UTILITY ROOM
- CLOAKROOM
- LIVING ROOM
- THREE BEDROOMS, MASTER WITH EN SUITE
- FAMILY BATHROOM
- FRONT & REAR GARDENS OFF PARKING

25% Shared Ownership
£53,750

58 St Peters Avenue, Cleethorpes, Lincolnshire, DN35 8HP Telephone: 01472 200818 Fax: 01472 200618

www.joywalker.co.uk

MEASUREMENTS
All measurements are approximate.

ACCOMMODATION
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GROUND FLOOR
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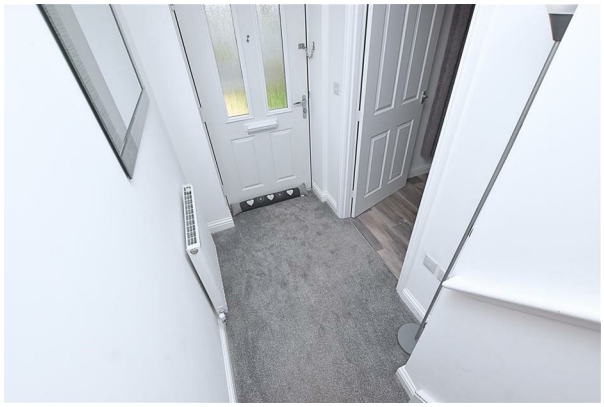
ENTRANCE
Accessed to the front of the property via a composite door into the hallway.



HALLWAY
Having carpeted flooring with carpeted stairs leading to the first floor.

LIVING ROOM
12'2" reducing to 11'0" x 12'8" (3.71 reducing to 3.37 x 3.88)
The lounge has a uPVC double glazed window to the front aspect, vinyl flooring and radiator.

LIVING ROOM

LIVING ROOM

INNER HALL

6'1" x 4'10" (1.87 x 1.48)

Leading to the kitchen diner, utility room and cloakroom with wood effect style vinyl flooring.

UTILITY ROOM

6'8" 6'1" (2.05 1.86)

The handy utility room benefits from a range of white units with contrasting work surfaces and matching upstands, having plumbing for an automatic washing machine and ample further space for appliances. Finished with wood effect Herringbone style vinyl flooring, radiator and glazed uPVC door leading to the driveway.

CLOAKROOM

3'2" x 6'1" (0.99 x 1.87)

Benefitting from a white two piece suite comprising of; Low flush wc and pedestal hand wash basin. Finished with down lights to the ceiling, radiator and tiled effect Herringbone style vinyl flooring.

KITCHEN DINING ROOM

15'5" x 9'10" (4.72 x 3.01)

The kitchen diner benefits from a range of white fronted wall and base units with contrasting work surfaces and matching up stands incorporating a composite sink and drainer, gas hob and electric fan assisted oven beneath and under counter space for a dishwasher and space for a freestanding fridge freezer. Finished with down lights to the ceiling, radiator, tiled effect vinyl flooring and uPVC double glazed French doors leading to the patio.

KITCHEN DINING ROOM

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FIRST FLOOR

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FIRST FLOOR LANDING

Having continued carpeted flooring with white wooden spindle balustrade, large storage cupboard and loft access to the ceiling.

BEDROOM ONE

10'0" x 9'5" (3.05 x 2.88)

The master bedroom is to the front of the property with a uPVC double glazed window, carpeted flooring, radiator and built in wardrobe. Door leading to the en suite shower room.

BEDROOM ONE

BEDROOM ONE

EN SUITE

6'1" x 5'8" (1.86 x 1.74)

The en suite shower room benefits from a white three piece suite comprising of; Walk in shower with dual head one being rainfall and glazed screen, pedestal hand wash basin with tiled splashbacks and low flush wc. Finished with wood effect Herringbone style vinyl flooring, heated rail and uPVC double glazed window to the rear aspect.

BEDROOM TWO

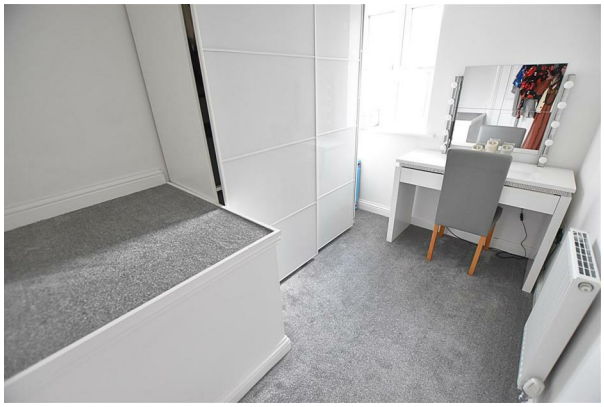
12'11" x 8'1" (3.96 x 2.47)

The second double bedroom is to the front of the property with a uPVC double glazed window, carpeted flooring and radiator.

BEDROOM THREE

9'9" x 7'1" (2.98 x 2.18)

Presently being used as a dressing room with carpeted flooring, radiator and uPVC double glaze window to the front aspect.



BATHROOM

8'0" x 5'10" (2.46 x 1.80)

The family bathroom benefits from a white three piece suite comprising of; Bath, pedestal hand wash basin and low flush wc both with tiling to the splashback areas, wood effect vinyl flooring, heated towel rail and uPVC double glazed window to the side aspect.

OUTSIDE

THE GARDENS

Enjoy a cul de sac position with an open plan front garden being mainly laid to lawn with paved pathways leading to the property and driveway providing ample off road parking. Fenced rear garden with wooden access gate the garden is mainly laid to lawn with dual aspect paved patios.

THE GARDENS

REAR VIEW

TENURE - LEASEHOLD

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

SHARED OWNERSHIP

The new owner will carry on the rental agreement with Platform Housing Group. The current charges total is £390.22 per calendar month which include building insurance and a service charge of £38.97. Payment must be made by direct debit. These charges are reviewed annually in April. All applicants must complete a Home Ownership form and will need to be referred to Metro Finance for an affordability assessment.

COUNCIL TAX BAND & EPC RATING

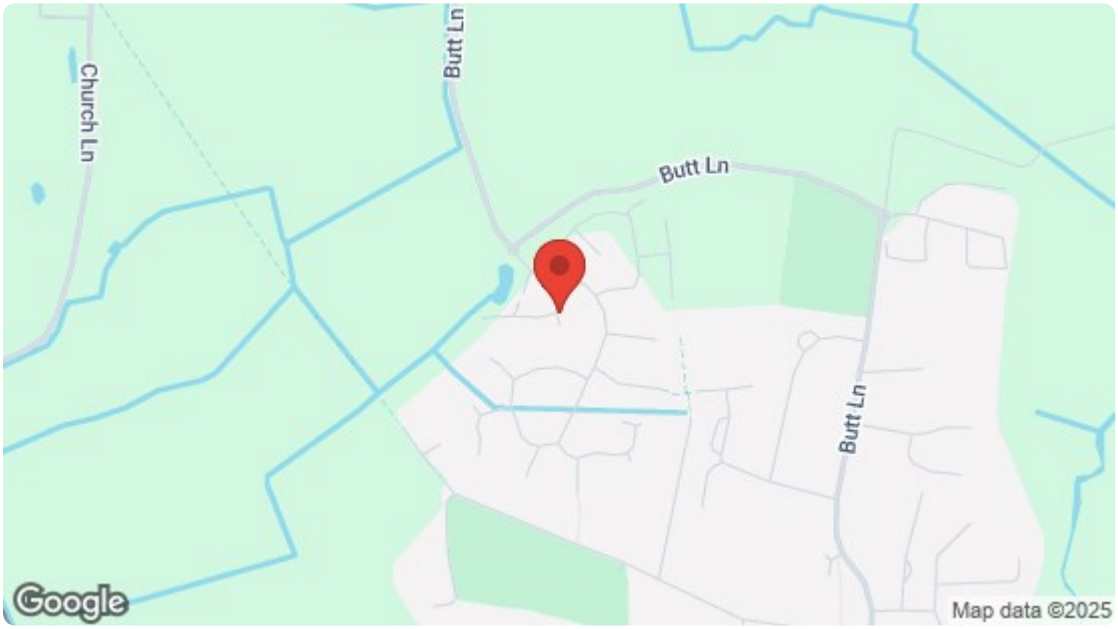
Council Tax Band - B
EPC - B

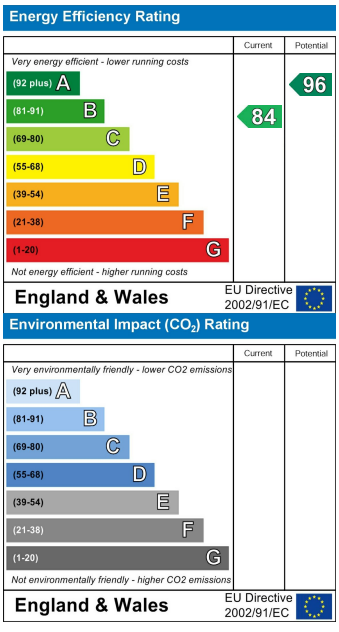
VIEWING ARRANGEMENTS

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





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.