



# CROFTS ESTATE AGENTS

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Laceby Road

Grimsby  
DN34 5ND

Auction Guide Price £130,000

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### Property Introduction

**\*\* AUCTION CONDITIONS APPLY \*\*** Located on the ever-popular Laceby Road in Grimsby and offered to the market with no forward chain, this semi-detached property presents an excellent opportunity for buyers seeking a project. In need of a full scheme of refurbishment, the home offers great potential to create a fantastic family residence tailored to personal taste. The ground floor features a spacious lounge, separate dining room, WC, kitchen and a useful garden room overlooking the rear. To the first floor are three well-proportioned bedrooms, a shower room and an additional WC, offering flexibility for modern living. Outside, the property benefits from gardens to both the front and rear, providing plenty of scope for landscaping. A driveway and garage offer valuable off-road parking and storage. With its generous layout and scope for improvement, this property is ideal for those looking to add value and transform a home to their own style. \* Auctioneer Comments This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to

a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional. \*\*

### Entrance Hall

Entering the property through the entrance porch reveals the entrance hallway. There is access to the under stairs cupboard and WC from the hall.

### Lounge

11' 10" x 11' 6" (3.61m x 3.51m)

The lounge has a bay window to the front elevation.

### Dining Room

14' 3" x 11' 0" (4.34m x 3.36m)

The dining room has a window to the rear elevation.

### Kitchen

8' 5" x 6' 5" (2.57m x 1.95m)

The kitchen has a window to the side elevation and a range of fitted units with a sink and drainer. There is also a pantry.

**Garden Room**

4' 2" x 6' 9" (1.26m x 2.05m)

The garden room has tri aspect windows.

**First Floor Landing**

With a window to the side elevation.

**Bedroom One**

11' 10" x 11' 6" (3.60m x 3.51m)

Bedroom one has a window to the front elevation.

**Bedroom Two**

11' 11" x 11' 1" (3.62m x 3.38m)

Bedroom two has a window to the rear elevation.

**Bedroom Three**

8' 10" x 6' 4" (2.68m x 1.94m)

Bedroom three has a window to the side elevation.

**Shower Room**

5' 6" x 5' 10" (1.67m x 1.78m)

The shower room has an opaque window to the front elevation, a vanity basin and shower enclosure with an electric shower.

**WC**

The WC has an opaque window to the side elevation and a WC.

**Garage**

The garage has an up and over door and door to the side.

**Outside**

With generous gardens to the front and rear elevation, a gated driveway providing off road parking and also access to the garage.

**Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

**Services**

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

**Broadband and Telecom Communications**

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

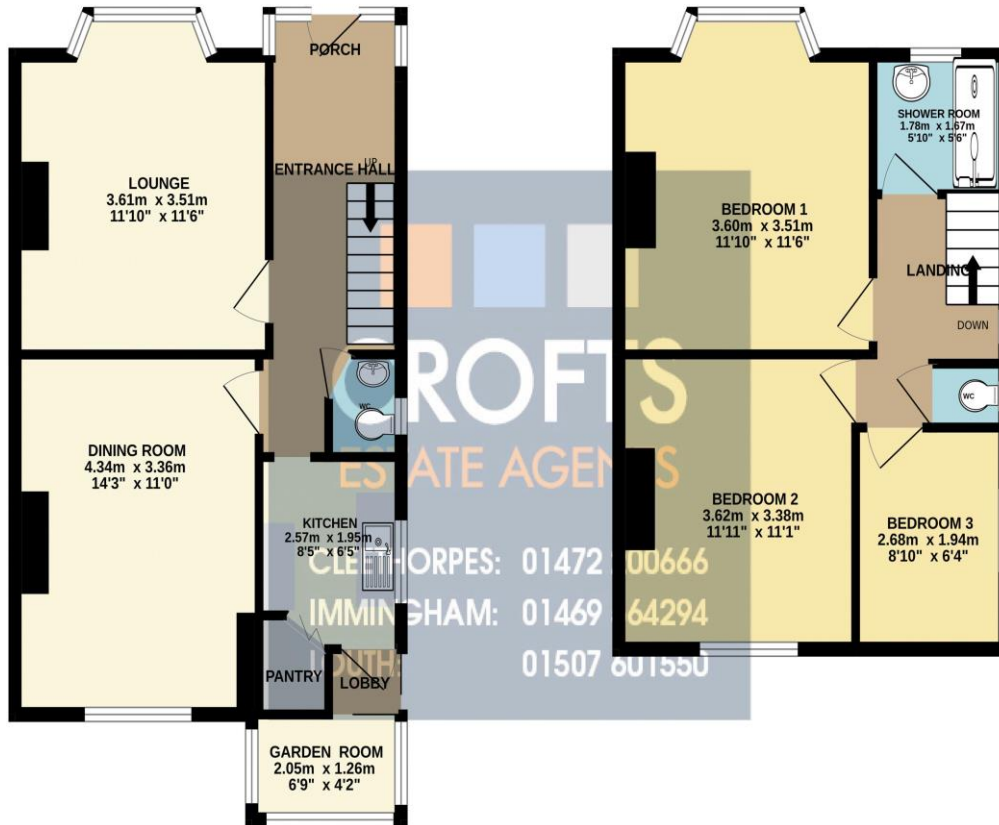
**Viewings**

Please contact the relevant marketing office, all viewings are strictly by appointment only please.



GROUND FLOOR  
45.5 sq.m. (490 sq.ft.) approx.

1ST FLOOR  
38.0 sq.m. (409 sq.ft.) approx.



TOTAL FLOOR AREA : 83.4 sq.m. (898 sq.ft.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		

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