



# CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



2 George Butler Close  
Laceby  
DN37 7WA

Offers in the Region Of £320,000

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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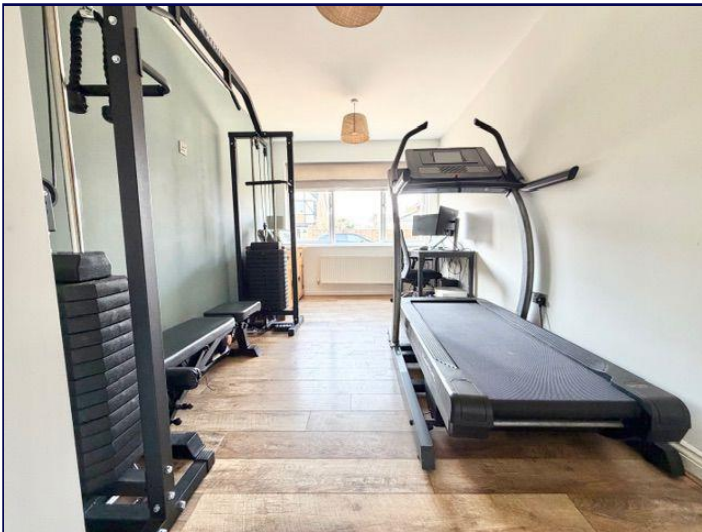
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### Property Description

Executive Home in Sought-After Laceby Village! This stunning four-bedroom detached house, built in 2000 by Chardale Homes, offers the perfect blend of style, comfort, and practicality. Fully modernised, this property boasts an impressive open-plan kitchen breakfast diner, a spacious lounge, and a flexible garage conversion (2017) ideal for a home office or playroom. Upstairs, four double bedrooms include a master suite with en-suite shower room (2021), plus a family bathroom (also updated 2021). Modern decor throughout creates a warm and welcoming atmosphere. The beautifully presented garden features a full-width tiled patio, lawn, blue slate play area, and quality fencing, perfect for family relaxation. Off-road parking to the front for two cars on a block-paved driveway adds convenience. Located in a peaceful cul-de-sac in Laceby, this property is close to the village's amenities, including a new Co-op, pub, and 'Good' rated primary school. With excellent road links to Lincoln, Hull, and Scunthorpe, Laceby is an ideal commuter village. Would you like to know more or arrange a viewing?

### Entrance hall

15' 9" x 6' 5" (4.80m x 1.95m)

A welcoming entrance hall has a composite uPVC frosted door with accompanying full length windows one to each side to the front. The hallway has wood laminate flooring, pebble grey painted walls with coving, radiator with cover, under stairs storage and pendant light.

### Lounge

15' 9" x 10' 9" (4.80m x 3.27m)

An cosy modern style lounge has uPVC window to the front with blind, grey two tone decor to coving, grey carpet, pendant light and radiator.

### Gym/Office

16' 3" x 8' 5" (4.95m x 2.56m)

Converted from the garage in 2017, this room presents a plethora of opportunities for gym, office, play room, bedroom or another general reception room

### Cloakroom

5' 6" x 2' 9" (1.67m x 0.84m)

Having had a full makeover in 2021, the ground floor cloakroom oozily offers convenience but now in more style. There is a WC, small vanity sink, grey splash back tiling, wood laminate flooring, chrome towel rail, white and grey decor, extractor and down light.

**Kitchen breakfast dining room**

12' 3" x 26' 6" (3.74m x 8.08m)

A stunning full width kitchen breakfast diner has grey high gloss units and complimentary black sparkle work tops and splash back returns over tuns on three sides of the room plus breakfast bar for three persons. The kitchens Bosch double ovens, five ring electric hob with extractor over, wine fridge plus space for tall American style fridge freezer and low level washing machine and dryer. The room has three windows with fitted blinds plus uPVC door and surrounding windows to the dining area. The room has wood laminate flooring, white and off white decor, 14 down lights and three pendants over the breakfast bar.

**Stairs and landing**

The stairs and landing have grey carpet and with pebble grey decor and coving, the area has pendant light, loft access and radiator with cover.

**Bedroom One**

14' 2" x 11' 0" (4.32m x 3.35m)

The main bedroom has uPVC window to the front with blind, grey carpet, grey and white decor, fitted wardrobes, radiator and pendant light.

**En suite**

5' 5" x 5' 11" (1.65m x 1.80m)

Newly refitted in 2021 the en suite has enclosed shower with WC and vanity sink, grey splash back tiling, grey tiled floor, frosted uPVC with blind, chrome towel radiator, extractor and ceiling light,

**Bedroom Two**

14' 2" x 12' 0" (4.31m x 3.66m)

A second large double also has fitted wardrobes, uPVC window to the front with blind, grey carpet, grey decor, radiator and pendant light.

**Bedroom Three**

11' 1" x 9' 7" (3.39m x 2.91m)

A good sized bedroom has grey carpet, blue and white decor, uPVC window and blind, radiator and pendant light.

**Bedroom Four**

8' 11" x 11' 1" (2.72m x 3.39m)

The fourth bedroom has uPVC window and blind to rear, blue and white decor, grey carpet, radiator and pendant light.

**Family Bathroom**

5' 7" x 7' 7" (1.71m x 2.30m)

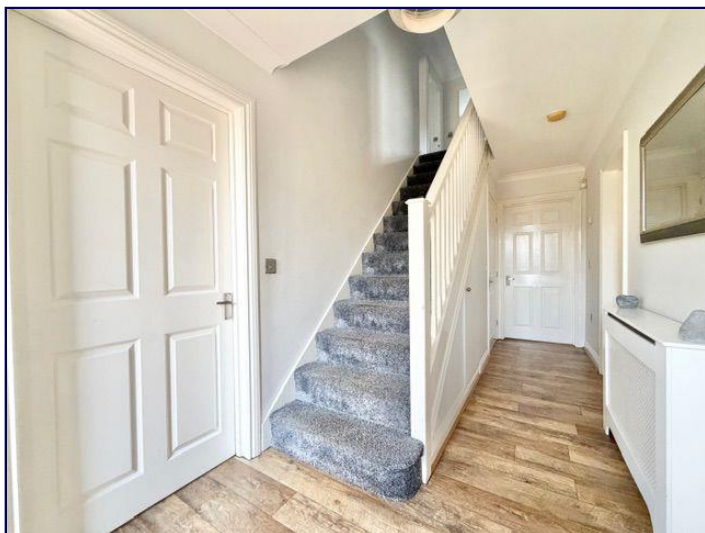
Refurbished in 2021 like all of the wet areas, the family bathroom has three piece white suite with shower over bath with glass shower screen, grey splash back tiling and grey tiled floor, chrome towel radiator, shaver point, extractor, uPVC frosted window and ceiling light.

**Front garden and parking**

The front has block paved open fronted driveway for two cars with lawn and gravel borders. Slab path to metal gate and on to the rear.

**Rear garden**

A good sized rear garden has newly laid (2022) rear patio across the full width of the house with expansive lawn area, blue slate play area and large timber shed. The garden has 6' tall timber fencing to all sides with slab path to metal gate and to the front.





### 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 and all viewings are strictly by appointment only please.

### Council Tax Information

Band D: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

### Free Valuations

We offer a free valuation with no obligation, just call the relevant

office or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

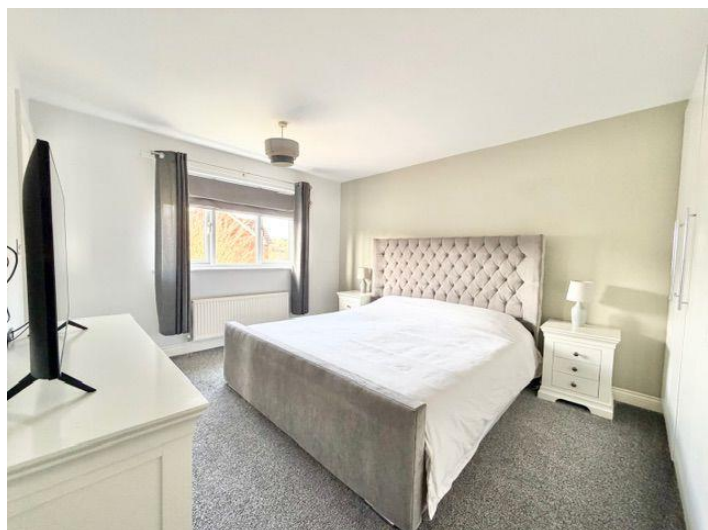
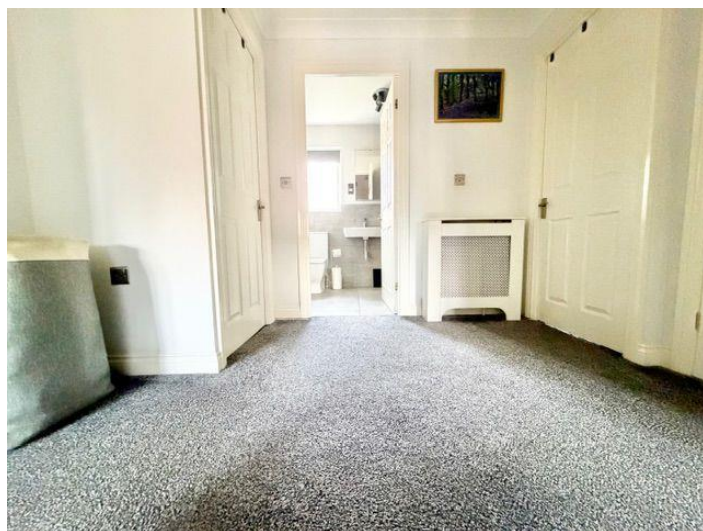
### Property Management

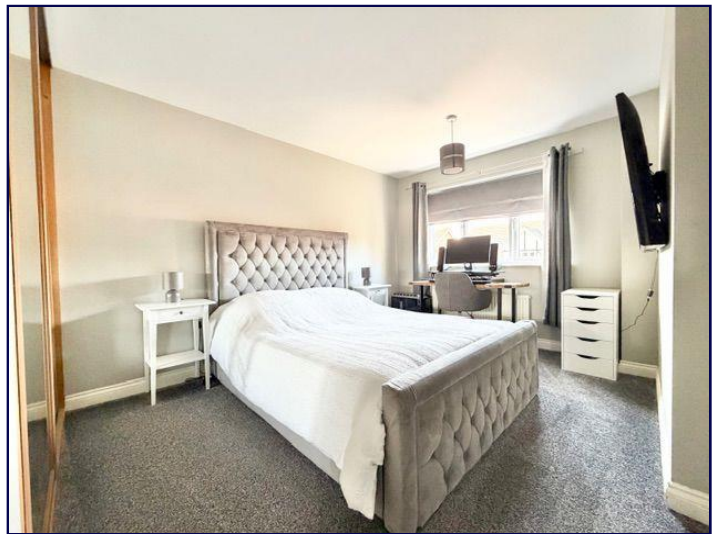
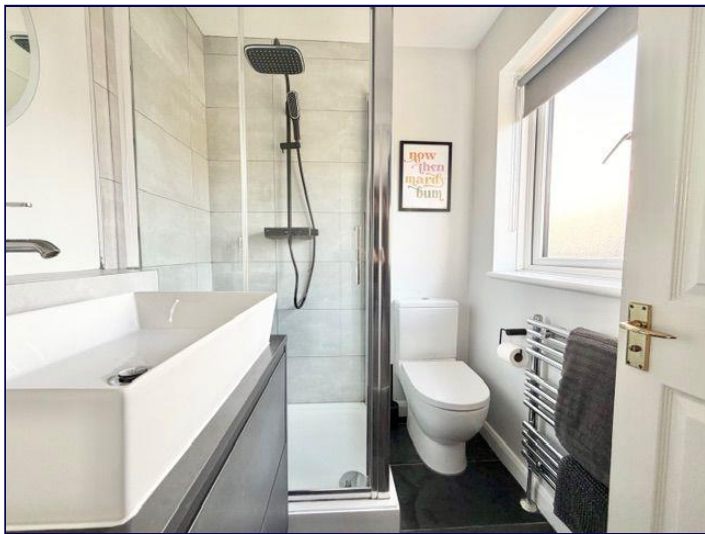
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**





OPEN 7 DAYS A WEEK

Monday to Friday  
Saturday  
Sunday

9am to 5.30pm (Tuesday opening 9.30am)  
9am to 3.00pm  
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR  
63.9 sq.m. (688 sq.ft.) approx.

1ST FLOOR  
59.3 sq.m. (638 sq.ft.) approx.



GEORGE BUTLER CLOSE

TOTAL FLOOR AREA: 123.2 sq.m. (1326 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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