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lovelle

Blyth Way, Laceby



When it comes to  
property it must be

  
lovelle



£189,950



A beautifully presented three bedroom semi-detached house, built in 2021 and located within the ever popular village of Laceby

### Key Features

- Semi-Detached House
- 2021 New Build
- Immaculately Presented Throughout
- Three Excellent Size Bedrooms
- Modern Kitchen & Bathroom
- Spacious Accommodation
- EPC rating B
- Tenure: Freehold



Lovelle offer to market with NO ONWARD CHAIN this spacious and incredibly well designed three bedroom semi-detached house, built in 2021 by reputable builders 'Allison Homes'. The current homeowner has really put their stamp on the property with stylish decor and upgraded fixture and fittings, creating a dream home for anyone looking for an easy maintenance, energy efficient property with an excellent EPC rating: B. Located within the sought after village of Laceby, popular for its beautiful countryside walks and ease of access to Grimsby Town Centre, selection of convenience stores, Laceby Manor Resort Golf Course & Spa plus Oaklands Hall, Bar & Restaurant and not forgetting the catchment for excellent local schooling. Viewings are highly recommended.

### Hall

2.04m X 4.39m

Entered through a modern composite entrance door is this welcoming hall with balustrade and spindle staircase and a trendy carpet runner leading to the first floor. Central heating radiator. Attractive LVT flooring flowing through to the lounge.

### Lounge

4.56m X 3.38m

Stylishly presented with french doors opening into the rear garden and window to the side aspect. Radiator and ideal storage cupboard, downlighting and window to the front aspect.

### Kitchen

3.15m X 2.35m

Superbly fitted wall and base units in Hunter Green and boasting complimentary worktops over incorporating a sink with drainer and extendable mixer tap, four ring gas hob with extractor hood over. Built-in oven, plumbing for washing machine and dishwasher. Window to the front aspect.

### Cloakroom

1.10m X 2.48m

Part tiled suite with wash hand basin, wc and radiator.

### Landing

N/a

Decorated to match the hall.

### Bedroom 1

4.55m X 2.46m

Spacious and neutrally decorated with two radiators and windows to the front aspect.

### Bedroom 2

2.62m X 2.74m

Generous size double bedroom, radiator and window to the rear aspect.

### Bedroom 3

3.78m X 1.87m

An excellent size third bedroom with radiator, vinyl flooring and window to the rear aspect.

## Bathroom

1.38m X 2.38m

An exquisite part tiled suite comprising of; panelled bath with shower over and screen, wash hand basin, wc, towel radiator and window to the side aspect.

## Outside

N/a

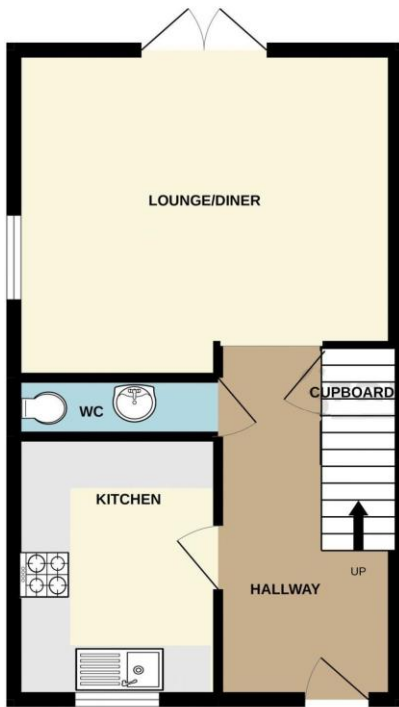
A pleasant, generous size rear garden which is fully enclosed with fencing to perimeters. There is a slabbed patio area positioned off the lounge French doors and to the front of the property is a well landscaped grassed area with stocked flower borders and driveway leading down the left hand-side of the property that provides ample off-road parking.

## Disclaimer

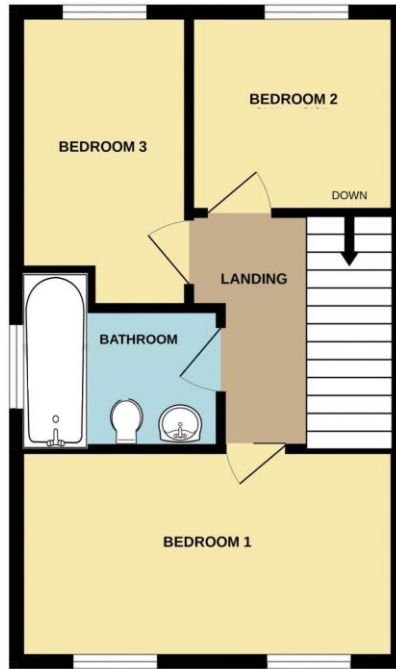
N/a

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GROUND FLOOR



1ST FLOOR



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