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Trevor Close , Laceby



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When it comes to  
property it must be

  
lovelle



£254,500

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Superbly presented three bedroom detached bungalow located within the highly regarded village of Laceby.

#### Key Features

- Detached Bungalow
- Fully Refurbished
- Luxury Kitchen & Bathroom
- Rewired & Total Replacement of GCH system
- Sought After Village Location
- No Onward Chain
- EPC rating D
- Tenure: Freehold







Lovelle offer to market with NO ONWARD CHAIN this spacious and immaculately presented three bedroom detached bungalow having recently undergone a full scheme of refurbishment that includes of a full rewire and complete upgrade to the central heating system, installation of a luxury kitchen and exquisite bathroom suite, both of which have unusual novel detailing yet extremely practical functionality. Re-plastered and redecorated throughout with brand new flooring. Boasting a private and generous size plot within the sought after village of Laceby, well known for its beautiful countryside walks and ease of access to Grimsby Town Centre along with a wide selection of convenience stores, regular bus route, surgery & pharmacy, Laceby Manor Resort with golf course & spa, Oaklands Hall Bar & Restaurant and not forgetting catchment for excellent local schooling. Viewings are highly recommended.

## Accommodation

Upon entering the property you are greeted with a welcoming L-shaped entrance hall with part carpet and part vinyl flooring that flows throughout the entire property. An exceptionally spacious lounge with dual aspect windows and feature gas fire. Luxury fitted kitchen with modern wall and base units, built-in oven and gas hob, integrated dishwasher and plumbing for washing machine. There are three generous size bedrooms and an exquisite part tiled bathroom suite that comprises of quality fitted vanity units, rainfall shower over the bath, wash hand basin and wc.

## Outside

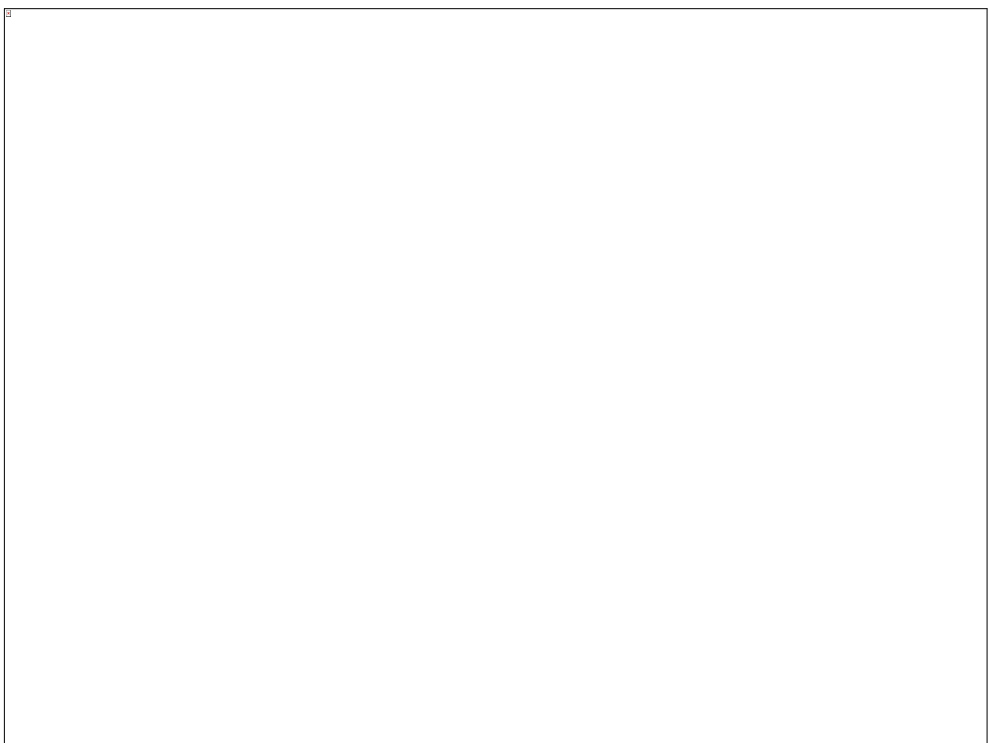
Generous size plot with well maintained gardens to both the front and rear. There is ample off-road parking, detached garage (we believe may contain traces of asbestos) and car port.

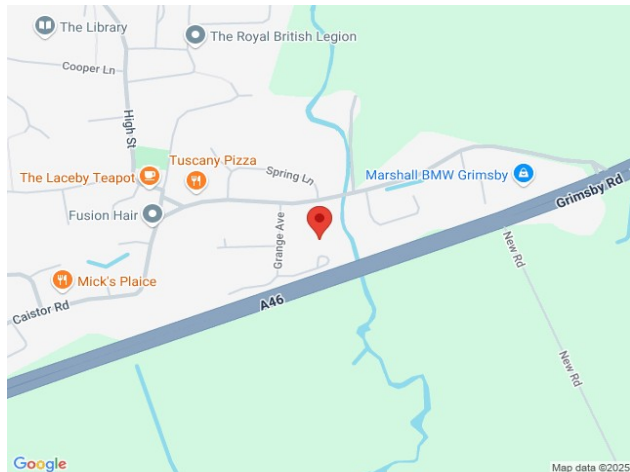
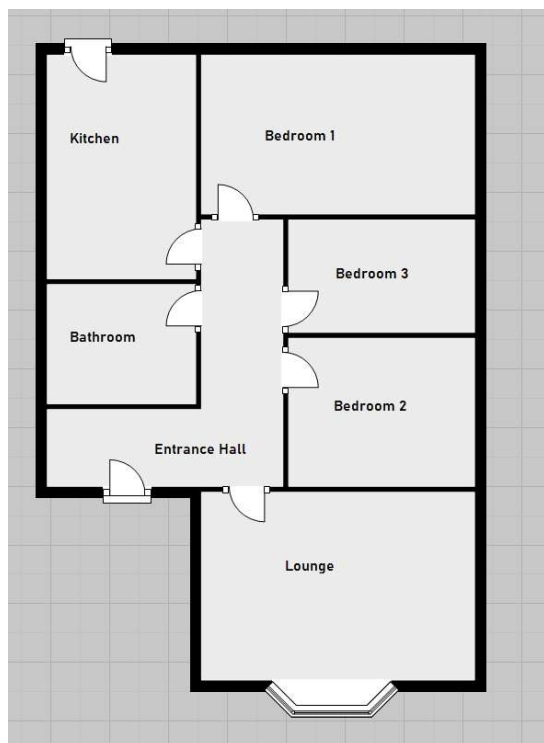
## Measurements

Lounge 4.27m X 4.78m  
Kitchen 4.42m X 2.67m  
Bathroom 2.10m X 2.56m  
Bedroom 1 4.31m X 2.87m  
Bedroom 2 2.93m X 3.03m  
Bedroom 3 1.95m X 2.92m

## Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.





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01472 251918

[grimsby@lovelle.co.uk](mailto:grimsby@lovelle.co.uk)

