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Cooper Lane , Laceby



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When it comes to  
property it must be

  
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£414,000



A welcoming bungalow situated on a generous size plot within a sought after area of the ever popular village Laceby. Viewing is a must!

**Key Features**

- Sought After Village Location
- Private 0.33 Acre Plot (sts)
- Spacious And Versatile Accommodation
- Modern Kitchen And Utility Room
- Ample Off-Road Parking And Double Garage
- Exquisite Bathroom Suite
- EPC rating D
- Tenure: Freehold







Situated in a sought-after village location, this delightful bungalow is now available for sale. Ideal for families and retirees, this bungalow boasts spacious accommodation and sits on a private 0.33 Acre plot (sts), offering a serene environment for its residents. The property features a large driveway and double garage, providing convenient parking and storage space.

Upon entering the property, you are greeted by a spacious 33ft hallway that leads to the various reception rooms. The first reception room is generously sized and features a charming feature fire surround, creating a cosy atmosphere. An archway leads to the dining room, providing a seamless flow between the spaces.

The second reception room, used as a dining room, benefits from dual aspect windows that flood the room with natural light, creating a bright and airy space.

Moving on to the third reception room, this snug area offers floor-to-ceiling windows/sliding doors, allowing residents to enjoy views through the conservatory to the garden. This room also provides access to the conservatory, perfect for relaxing or entertaining guests.

The property includes a modern kitchen equipped with high gloss wall units, a centre island, and utility room with a vast range of built-in storage. The kitchen is spacious and offers a contemporary design, ideal for those who enjoy cooking and entertaining.

The bungalow comprises four bedrooms, with the first bedroom featuring built-in wardrobes for ample storage space. The third bedroom, described as a versatile room, offers direct access to the garden, providing a seamless indoor-outdoor living experience. Bedrooms two and four are also generous in size.

The bathroom is well-appointed with a shower, bath, sink with floating vanity and a WC, catering to residents' needs with modern fixtures and fittings.

In addition to the attractive features of the property, the location offers easy access to public transport links, nearby schools, local amenities, green spaces, and walking routes. Residents will also benefit from the peaceful surroundings and proximity to a GP and pharmacy.

Don't miss the opportunity to make this charming bungalow your new home. Contact us today to arrange a viewing and experience the lifestyle this property has to offer.

## Porch

- Composite entrance door, two large windows and door open into the hall.

## Hall

3.51m x 7.67m (11'6" x 25'2")

Welcoming hall with wonderful parquet effect vinyl flooring. Storage cupboard and radiator.

## Cloakroom

0.89m x 2.81m (2'11" x 9'2")

Accessed of the hall and comprising; wash hand basin, wc and towel radiator.

## Lounge

5.32m x 4.54m (17'6" x 14'11")

Feature fire surround incorporating a living flame gas fire. Radiator and large window to the front aspect.

## Dining Room

4.59m x 3.59m (15'1" x 11'10")

Dual aspect windows to the front and side aspect, radiator.

## Kitchen

5.48m x 3.57m (18'0" x 11'8")

Stunning high gloss kitchen with space and plumbing for a large freestanding gas oven and dishwasher, built-in microwave. Centre island with breakfast bar, radiator and window to the rear aspect.

## Utility Room

1.93m x 3.63m (6'4" x 11'11")

A range of built-in storage, fitted base unit with plumbing for washing machine and space for tumble dryer. Wall mounted central heating boiler. Dual aspect windows and entrance door opening into the rear garden.

## Snug

2.62m x 5.91m (8'7" x 19'5")

Radiator and two sets of sliding doors opening into the sun room.

## Conservatory

5.91m x 3.57m (19'5" x 11'8")

An excellent additional living space, tiled flooring, two radiators, dual aspect windows and sliding doors open into the rear garden.

## Bedroom 1

3.86m x 3.72m (12'8" x 12'2")

Super spacious double bedroom with fitted wardrobes and matching bedside tables. Radiator and window to the front aspect.

## Bedroom 2

3.77m x 3.71m (12'5" x 12'2")

Dual aspect windows and radiator.

## Bedroom 3

3.09m x 5.50m (10'1" x 18'0")

Wood effect luxury vinyl tiled flooring, radiator, dual aspect windows and french doors opening into the rear garden.

## Bedroom 4

3.06m x 2.44m (10'0" x 8'0")

Built-in wardrobes, radiator and window to the rear aspect.



## Bathroom

2.45m x 2.46m (8'0" x 8'1")

Luxury fully tiled suite comprising of; panelled bath, shower cubicle, wash hand basin with floating vanity, towel radiator, extractor fan and window to the rear aspect.

## Outside

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A private plot measuring approximately 0.33 Acre (sts) and boasting ample off-road parking with a large double detached garage and gardeners toilet. Outside light and power sockets. Included within the sale is a flymo robot lawnmower.

## Disclaimer

0.00m x 0.00m (0'0" x 0'0")

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.





**Ground Floor**



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When it comes to **property**  
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