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Chatsworth Close, Laceby



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£385,000



This immaculate detached house in the sought-after Laceby Village offers a perfect blend of modern sophistication and rustic charm, featuring four spacious double bedrooms, two stylish bathrooms, two versatile reception rooms, a stunning kitchen with oak worktops, a utility room, beautifully landscaped gardens, and a double garage, making it an ideal family home in a peaceful cul-de-sac with convenient access to local amenities and outdoor activities.

### Key Features

- Family Detached House
- Four Spacious Bedrooms
- Two Luxury Bathrooms
- Stunning Open Plan Kitchen/Diner
- Lounge with Multi-Fuel Stove
- Beautiful Gardens, Double Garage, Car Port & Driveway
- EPC rating TBC
- Tenure: Freehold





We are delighted to present to the market this immaculate detached house. A stunning property with a high-quality finish, located in the sought-after Laceby Village, nestled in a peaceful cul-de-sac. The house is ideally suited for families seeking a perfect balance of modern sophistication and rustic charm.

The property boasts four spacious bedrooms, all of which are double in size, offering ample space for any family. The house includes two well-appointed bathrooms. The first, an ensuite to the master bedroom, exudes modern flair with its shower, sink with vanity unit, and WC. The family bathroom is equally impressive, featuring a shower over the bath, a WC, and a sink.

This beautiful home benefits from two separate reception rooms. The lounge, the first reception room, is a haven of relaxation with built-in storage to each alcove, a multi-fuel stove, and French doors that lead out to the garden. The second reception room offers versatility, making it an ideal snug or study room.

The heart of this home undoubtedly is the kitchen. It exudes that 'wow factor' feeling with modern units, oak worktops, and a breakfast bar. The kitchen is fully equipped with a 5 ring gas hob, a double oven, microwave, and a dishwasher. The Belfast sink adds a touch of rustic elegance. The dining area adjacent to the kitchen is perfect for family meals or entertaining guests.

A utility room off the kitchen adds convenience, offering matching units and plumbing/space for a washer and a tumble dryer. A cloakroom with a WC and sink is conveniently located off the spacious and welcoming hallway.

The property is set within a private plot, with beautifully landscaped gardens to the front and rear. These gardens are well stocked with a range of mature trees, shrubs, and plants, creating a lush outdoor oasis. The property also benefits from a double garage with an electric door, a carport, and a large driveway.

The house is equipped with uPVC double glazing and gas central heating, ensuring a comfortable living environment all year round. The panelled feature walls throughout the house add a unique and stylish touch.

The location of this property is unparalleled. It is within easy reach of public transport links, nearby schools, local amenities, and green spaces. It's perfect for families who enjoy the outdoors, with walking and cycling routes nearby, and a strong local community.

In conclusion, this is an exceptional property that combines modern conveniences with character and charm. A perfect family home in a desirable location.

## Measurements

Hall 2.78m X 3.05m

Cloakroom 1.85m X 1.05m

Lounge 4.16m X 4.07m

Snug/Study 2.49m X 3.59m

Kitchen/Diner 7.84m X 3.32m

Utility 1.81m X 2.03m

Bedroom 1 4.58m X 3.39m

Bedroom 2 4.06m X 3.49m

Bedroom 3 3.18m X 3.33m

Bedroom 4 2.39m X 3.15m

Bathroom 3.15m X 1.85m

Ensuite 2.11m X 1.75m

Garage 5.44m X 5.35m





## 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.

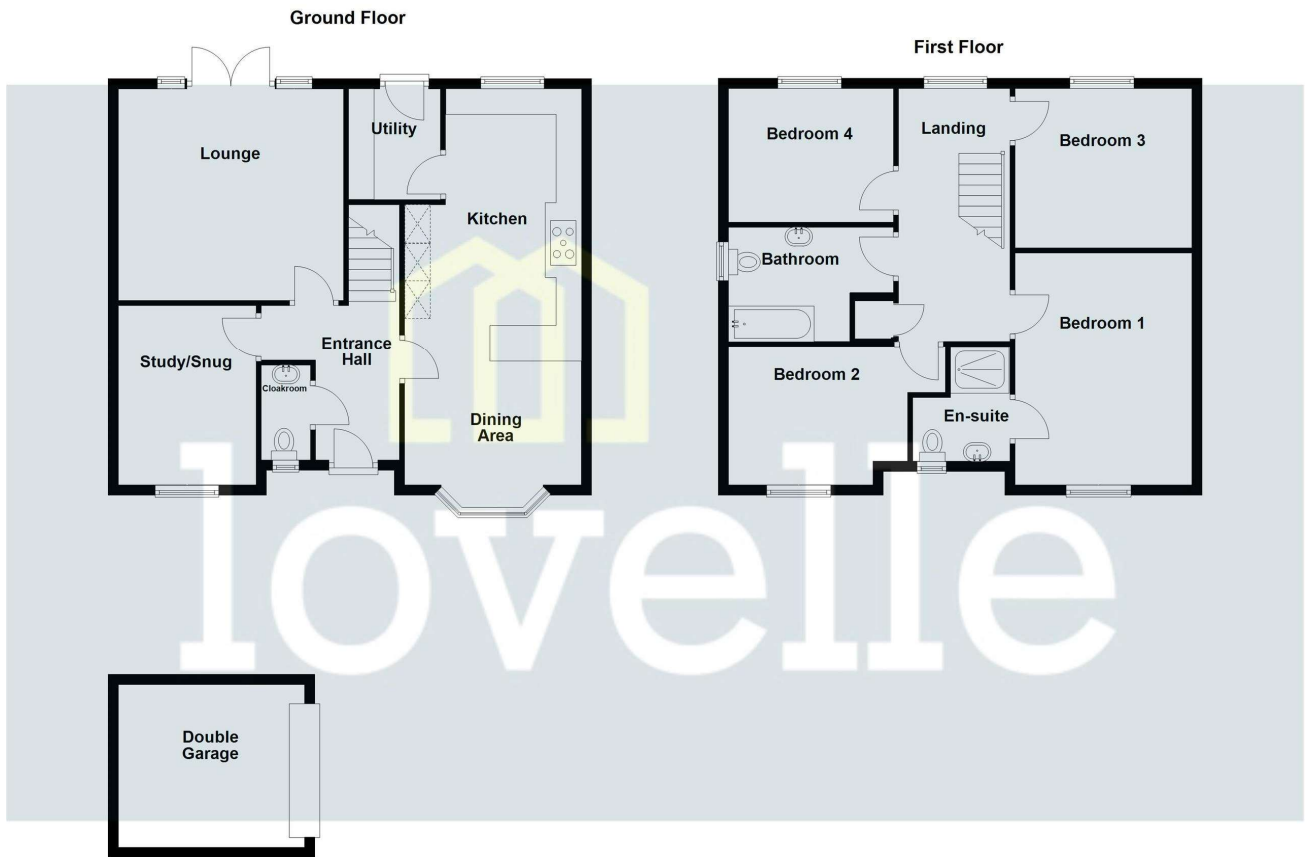
## Preservation Order

The row of trees to the front boundary and the Willow tree within the rear garden are protected under a preservation order.

## Mobile and broadband

It is advised that prospective purchasers visit [checker.ofcom.org.uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.





Please be advised that the floor plan is not drawn to scale and is to be used for illustrative purposes only.  
Plan produced using PlanUp.



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