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Yardley Way, Laceby Acres, Grimsby



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property it must be


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£190,000



This immaculate detached house offers an exceptional standard of living with three reception areas, three double bedrooms, a modern kitchen, and unique features like a part-converted garage, all situated in a convenient location with a strong sense of community, making it perfect for families.

Key Features

- Detached House
- Three Bedrooms
- Family Bathroom
- Open Plan Kitchen/Diner
- Lounge & Study
- Utility Room
- EPC rating TBC
- Tenure: Freehold





Presenting an immaculate detached house for sale, this property offers an exceptional standard of living with its unique features and location benefits. Perfectly suited for families, it comes with a multitude of conveniences and a strong sense of local community.

This stunning property boasts three well-appointed reception areas. The first, an open-plan dining area seamlessly connected to the kitchen, provides an ideal setting for family meals and entertaining guests. The second is a cosy lounge with a vaulted ceiling and Velux windows, offering plenty of natural light. The doors from this room lead directly to the garden, allowing an indoor-outdoor flow that's perfect for summer evenings. The third reception room is a study, complete with built-in storage, ideal for those working or studying from home.

The property features three double bedrooms, each one meticulously designed for comfort and style. The first bedroom is notably spacious, guaranteeing ample room for furniture and personal belongings. The second and third bedrooms come equipped with built-in wardrobes, providing plenty of storage space.

The modern bathroom is fully tiled and includes a shower, bath, wc, sink, and a towel radiator, all finished to a high standard.

A real highlight of this home is the kitchen. It is fitted with modern units, oak worktops, a 4 ring gas hob, and space for an American fridge freezer. The open plan layout to the dining area adds a wow factor to this space, making it a true heart of the home.

Several unique features further enhance this property. It includes a driveway, uPVC double glazing, and gas central heating. Additionally, the garage has been part converted to a second office/storage space and a laundry room, complete with plumbing for a washer, space for a tumble dryer, and fitted units with oak worktops to match the kitchen.

Location-wise, the property is situated within proximity to public transport links, nearby schools, and local amenities, offering convenience at your doorstep. It is also close to walking routes, making it perfect for those who enjoy outdoor activities.

In conclusion, this detached house is more than just a place to live. It's a lifestyle statement that offers a blend of space, style, and comfort. It's a home that caters to all your needs and ensures a comfortable and convenient lifestyle.

Measurements

- Lounge 4.77m X 2.67m
- Kitchen/Diner 3.20m X 7.28
- Study 2.61m X 2.06m
- Bedroom 1 2.60m X 3.71m
- Bedroom 2 2.68m X 2.53m
- Bedroom 3 2.68m X 2.53m
- Bathroom 1.72m X 2.51m
- Utility Room 2.22m X 2.25m
- Study/Storage 2.70m X 2.29m

Disclaimer

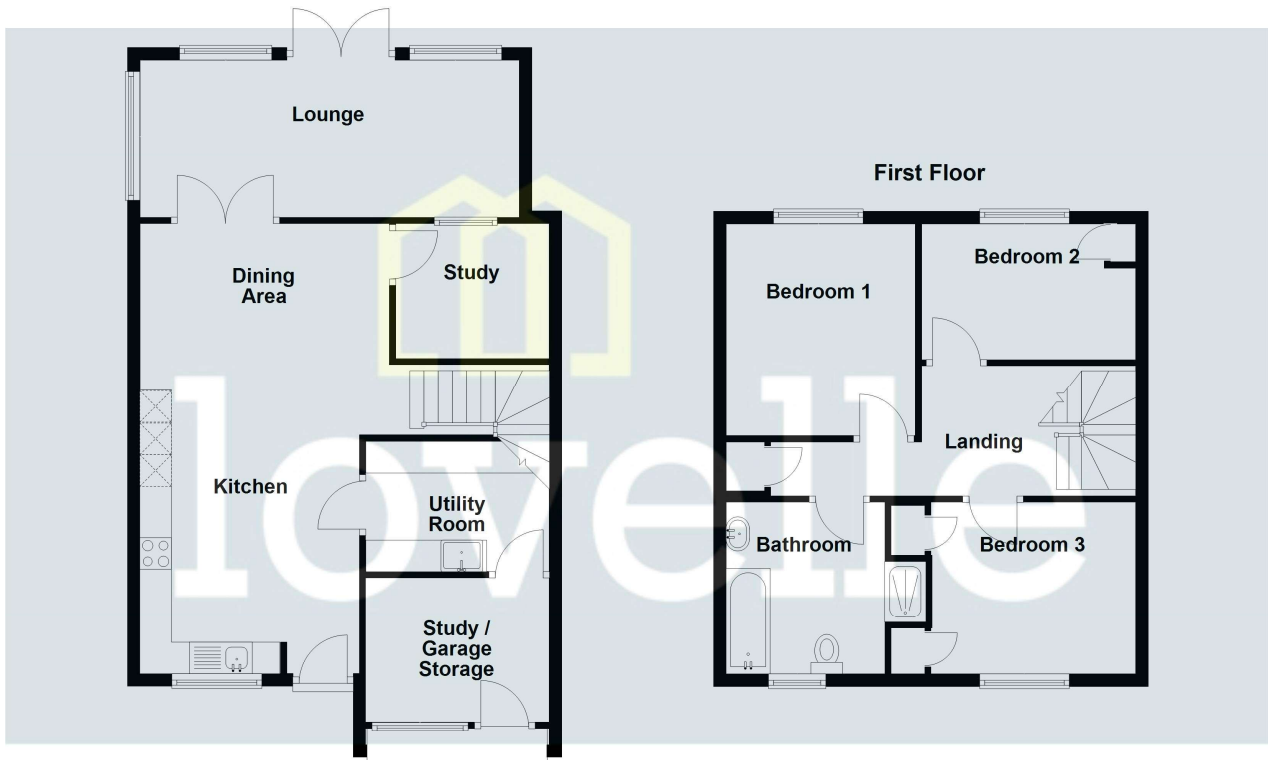
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Mobile and broadband

It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.



Ground Floor



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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