

Buy. Sell. Rent. Let.

lovelle



Daisy Drive, Laceby



3



2



1

When it comes to  
property it must be

lovelle



Offers in excess of £199,950

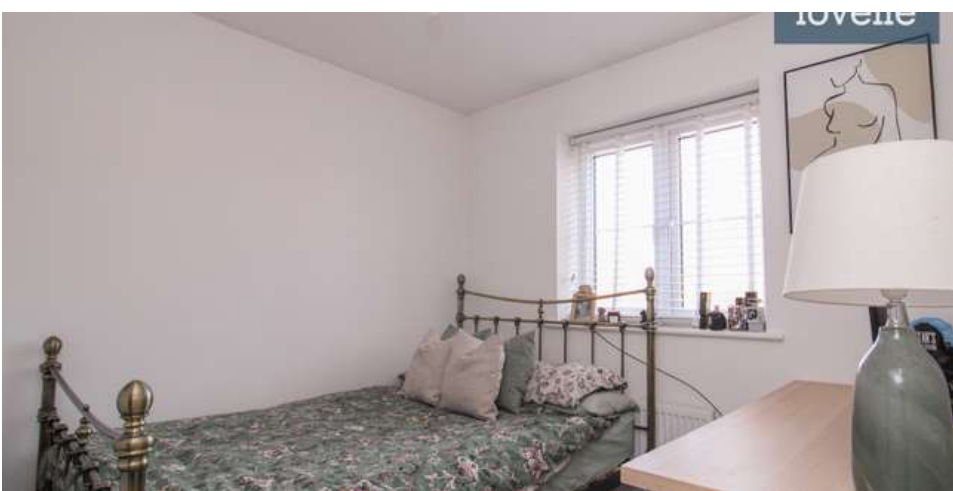


This immaculate semi-detached house in the desirable Laceby Village, offers a modern open-plan layout with three tastefully decorated bedrooms, a stylish kitchen with integrated appliances, and a generous garden, making it an ideal choice for families or first-time buyers seeking a contemporary home in a community with excellent amenities and transport links.

### Key Features

- Immaculate semi-detached house
- Sought-after Laceby Village location
- Modern kitchen with quartz worktops
- Finished to show home standard
- uPVC DG & Gas Central Heated
- Three bedrooms & two bathrooms
- EPC rating B
- Tenure: Freehold







Presenting for sale this immaculate, semi-detached house situated in the sought-after location of Laceby Village. This recently built property, completed in 2022, is presented like a show home and is ideal for first-time buyers or families looking to settle in a community that offers excellent amenities, green spaces and transport links.

The property boasts an array of unique features including uPVC double glazing, gas central heating, and a driveway capable of accommodating two cars. The house has a welcoming hallway with a grand return staircase leading to the first floor, off which there is a convenient cloakroom complete with a WC and sink. The landing benefits from a large storage cupboard, adding to the property's practical features.

The residence offers a generous open plan layout, with one elegantly presented lounge that comes with dual aspect windows that allows for an influx of natural light, creating a warm and inviting atmosphere for relaxation or entertaining guests.

The modern kitchen is equipped with quartz worktops and integrated appliances such as a dishwasher, a combination washer/dryer, a fridge freezer, a double oven, and a hob. The kitchen also features a dining area with French doors that open out to a generous size garden, perfect for alfresco dining in the warmer months.

The property comprises three bedrooms, all tastefully decorated to a high standard. The first bedroom is a spacious double room with built-in wardrobes and an en-suite bathroom complete with a rainfall shower, sink, WC, and towel radiator. The second bedroom is also a double, while the third is also very spacious. The main family bathroom includes a shower over bath which is fully tiled around, and features a sink, WC, and towel radiator.

In terms of location, the property is wonderfully situated with public transport links, nearby schools and local amenities within easy reach. For those who enjoy the outdoors, there are walking and cycling routes available.

In conclusion, this is an exceptional opportunity to acquire a modern, stylish and spacious home in a fantastic location. The property's condition, features and location make it a perfect choice for families or first-time buyers seeking a comfortable, convenient and contemporary living space.

## Measurements

Hall 2.97m X 2.99m  
Cloakroom/Wc 0.86m X 1.61m  
Lounge 4.89m X 2.94m  
Kitchen/Diner 4.81m X 3.04m  
Bedroom 1 3.19m X 2.93m  
En-suite 2.71m X 1.65m  
Bedroom 2 2.67m X 2.78m  
Bedroom 3 2.17m X 3.00m

## 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

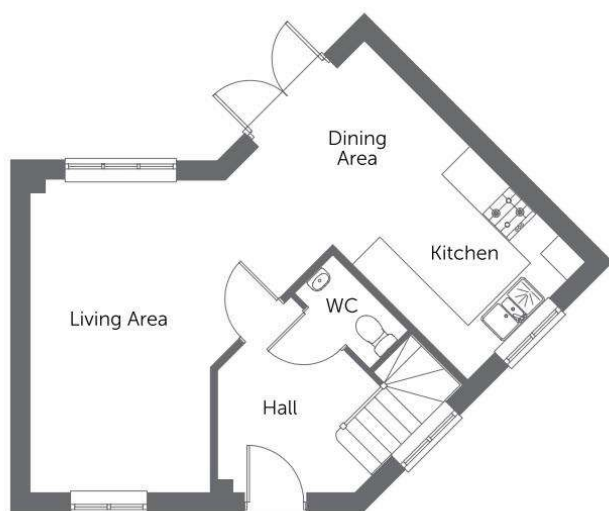
operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

### Estate Charge

It is believed there is or will be an annual estate charge for the upkeep of green areas within the development but to date the sellers have not had a figure confirmed. The likely cost is expected to be in the region of £200 per annum, it is advised to discuss this with your legal representative to confirm this.

### 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.



GROUND FLOOR



FIRST FLOOR

When it comes to **property**  
it must be

  
**lovelle**

01472 251918

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