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Yews Lane, Laceby



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When it comes to
property it must be


lovelle



£362,500



This immaculate, extended detached house in the desirable cul-de-sac of Laceby Village offers an ideal family living space with five bedrooms, three reception rooms, a modern kitchen, and unique features such as a double garage and large driveway, all conveniently located near amenities and nature trails.

Key Features

- Executive Detached House
- Five Bedrooms & Three Bathrooms
- Three Reception Rooms
- Kitchen & Utility room
- Large Driveway & Double Garage
- Sought After Location
- EPC rating C
- Tenure: Freehold





Lovelle offer to market this immaculately presented, detached house situated in a cul-de-sac position within the sought after Laceby Village. This property is ideal for families, with its five bedrooms, three reception rooms, and a modern kitchen.

Upon entering the property, you are greeted by a welcoming entrance hall complete with stairs leading to the first floor and a cloak cupboard underneath. Adjacent to the hall, there is a cloakroom with a WC and sink, adding to the convenience of this home.

To the ground floor there is a versatile double bedroom with an en-suite and large walk-in closet, offering much potential for housing guests or anyone needing a ground floor bedroom. Upstairs, there is a further four bedrooms, the second bedroom is a spacious double bedroom, also boasting an en-suite and walk-in closet. The third bedroom is a spacious double with built-in wardrobes, while the fourth bedroom is another double room. The fifth bedroom is a spacious single room.

The property boasts three luxurious bathrooms. The first bathroom is equipped with a shower, sink, and WC. The second bathroom, an en-suite to ground floor bedroom, is fully tiled and comes with a shower, sink, and WC. The third bathroom, an en-suite to bedroom 2, has a bath, shower, sink, and WC.

Cooking enthusiasts will appreciate the kitchen, which comes with modern units, a utility room, dining space, and a 1 & 1/4 sink. There is also space for a large freestanding oven such as a rangemaster.

The first reception room is a spacious lounge with a gas fire and a bay window, providing a cosy and comfortable space for relaxation. The second reception room is a dining room with sliding doors leading to the sun room. The third reception room is a spacious sun room with dual aspect windows and French doors leading to the garden, offering a fantastic space for entertaining guests or spending quality family time.

Unique features of this property are its modernised uPVC double glazed windows and gas central heating ensuring comfort all year. To the front of the property is a large driveway that provides ample off-road parking, and there is a double garage with electric roller shutter doors and EV charging point. The rear garden is fully enclosed and has various areas for relaxing outside and there is outside electric points and external water supply. This property is a must see to appreciate what's on offer.

Conveniently located near public transport links, schools, local amenities, and green spaces, with a variety of walking routes nearby. This is a perfect home for those who appreciate the balance of a vibrant community and the tranquillity of nature.

In summary, this immaculate, extended, and detached house, with its unique features and excellent location, is a fantastic opportunity for families looking for a spacious and comfortable home.

Measurements

Lounge 6.54m X 3.55m
Dining Room 3.18m X 2.69m
Sun Room 5.96m X 2.76m
Kitchen 3.22m X 5.80m
Utility 1.56m X 2.06m
Cloakroom 0.86m X 2.05m
GF Bedroom 5 2.94m X 2.97m
Dressing Room 2.49m X 3.44m
En-suite 1.61m X 1.96m
Bedroom 2 3.60m X 3.28m
En-suite 1.68m X 3.299m
Dressing Room 1.46m X 2.24m
Bedroom 3 2.90m X 2.80m
Bedroom 4 2.74m X 2.19m
Bathroom 1.80m X 2.07m

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.

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 items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.
Plan produced using PlanUp.

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