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Broadway, Grimsby



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When it comes to
property it must be


lovelle



Offers over £169,950

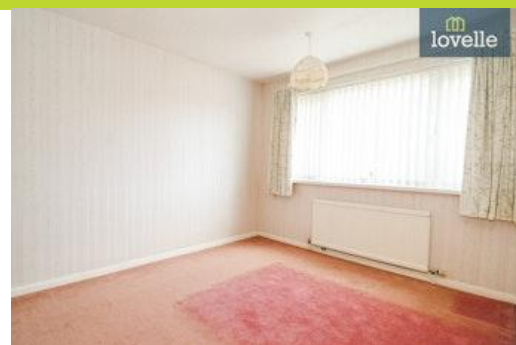


This detached house features three bedrooms with built-in wardrobes, a spacious reception room, a naturally lit kitchen, a single bathroom with a separate WC, and notable amenities such as UPVC double glazing, gas central heating, parking, and a

Key Features

- Gas Central Heating
- UPVC Double Glazing
- 3 Bedrooms
- Drive & Garage
- Close to amenities
- Popular Area
- EPC rating D
- Tenure: Freehold





**** NO CHAIN **** Lovelle brings to market this detached house, now for sale in the popular area of Laceby Acres. This alluring property comprises of three well-proportioned bedrooms, all equipped with built-in wardrobes. The two larger bedrooms are spacious doubles while the third is a generous single room.

The house also offers a lounge with a feature stone mantelpiece, making it an ideal space for relaxation or entertaining. The kitchen is naturally lit and spacious with room for a dining table, dual aspect windows allow sunlight to flood in creating a bright and airy space. It's well-equipped with a hob, oven, and space for a washing machine. There is also a pantry providing additional storage space.

The property has a single bathroom that includes a sink and a bath with an overhead shower, as well as a separate WC for added convenience. Notable unique features include UPVC double glazing, gas central heating, off-road parking, and a garage.

The exterior of the property is equally appealing, with a spacious, versatile garden that includes a vegetable plot. The garden is fully enclosed, offering a private outdoor space for all garden activities.

Situated in an ideal location, the house is within close proximity to public transport links, local amenities, and schools. Nearby parks and walking routes add to the charm of the area. This property is perfect for first-time buyers, investors or families, looking for a comfortable and convenient place to call home.

Measurements

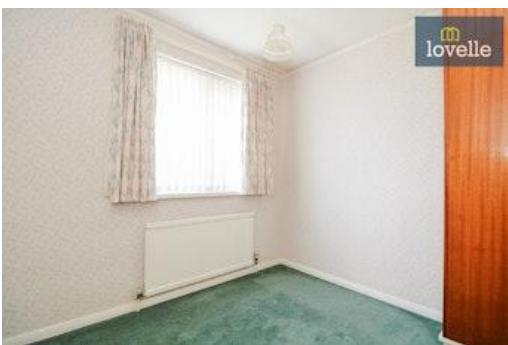
Kitchen/diner 2.88m x 5.56m
 Reception room 3.65m x 4.56m
 WC 1.67m x 0.91m
 Bathroom 1.45m x 1.64m
 Bedroom 1 3.71m x 2.99m
 Bedroom 2 2.90m x 3.76m
 Bedroom 3 2.57m x 2.46m
 Garage 2.46m x 5.59m

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 & Broadband

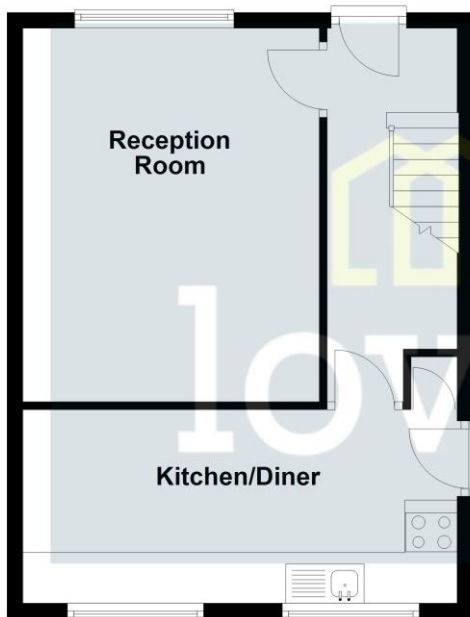
It is advised that prospective purchasers visit checker. Ofcom. Org. uk to review available Wi-Fi speeds and mobile connectivity at the property.



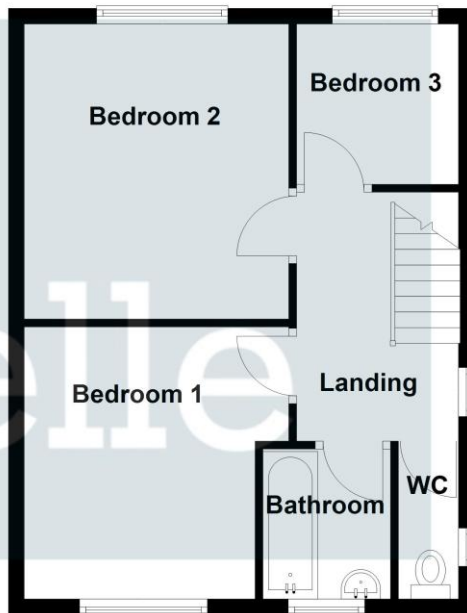




Ground Floor



First Floor



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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