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Little Becks, Laceby



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£400,000

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This immaculate and spacious detached cottage-style house in the sought-after village of Laceby offers stunning countryside views, modern open-plan living, three double bedrooms (including an en-suite), a versatile garden room/annex, a double garage, and easy access to local amenities, schools, and transport—perfect for families seeking a blend of rural charm and contemporary comfort.

Key Features

- Charming Detached Cottage
- LPG Heating & Timber Double Glazing
- Spectacular Location With Breath-taking views
- Three Double Bedrooms & Two Bathrooms
- Situated Close To Laceby Village Centre
- Stunning Open Plan Kitchen/Diner
- EPC rating TBC
- Tenure: Freehold





Presenting to the market this charming detached house, set within the sought-after village of Laceby. This exquisite cottage-style residence sits on a generous plot, surrounded by open fields with stunning views that capture the essence of rural living, while maintaining easy access to public transport links, nearby schools, and local amenities. Outdoor enthusiasts will appreciate the proximity to green spaces, scenic walking routes and cycling routes that surround this popular village setting.

Upon entering the property, you are greeted by a large and welcoming hallway, giving a warm first impression and providing access to ground floor accommodation. A cloakroom, conveniently located off the hallway, includes a WC and sink—ideal for guests and daily use.

The heart of the home is the modern and exceptionally spacious kitchen, finished with stylish units and worktops that complement the overall bright and airy ambiance. Fitted with top-quality appliances, including an oven, a five-ring hob, and a dishwasher, this kitchen will appeal to keen cooks and families alike. A practical sink and laundry cupboard have been thoughtfully integrated for everyday convenience. The open plan design seamlessly merges the kitchen with the dedicated dining room, making it an ideal space for family meals or entertaining guests.

The second reception is a beautifully appointed lounge featuring triple aspect windows which flood the room with natural light, while sliding doors provide direct access to the garden, enhancing the connection between indoor and outdoor living. Central to the lounge

is a charming multi-fuel stove, promising cosy evenings whatever the weather.

The house features three generous double bedrooms, each designed for comfort and versatility. The principal bedroom benefits from an en-suite bathroom, boasting a stunning walk-in shower, WC, and sink as well as built-in wardrobes for ample storage. The additional two double bedrooms offer flexible accommodation, well-suited to both family life and visiting guests. A contemporary family bathroom is completed with a shower over bath, sink, and WC.

Further enhancing the property's appeal is the garden room/annex. This impeccably converted space benefits from a vaulted ceiling, creating a sense of grandeur and openness. With its own kitchenette and shower room, the annex presents an excellent opportunity for a home office, guest accommodation or even the possibility of an independent living space.

Outside, the home is framed by beautiful open countryside, offering exceptional privacy and panoramic views. The generous garden plot provides plenty of space for outdoor activities, gardening, or simply relaxing and enjoying the surroundings. There is a driveway and double garage for secure off-road parking and additional storage.

This impressive detached house, with its blend of modern comforts, period character, and unique features such as timber double glazing and LPG central heating, represents an outstanding opportunity for families seeking a peaceful lifestyle in a highly desirable location. Early viewing is highly recommended.





Measurements

Entrance hall 1.78m X 6.55m
Lounge 5.22m X 4.39m
Kitchen/Diner 3.32m X 8.03m
Bedroom 1 3.74m X 4.43m
Bedroom 2 3.32m X 4.27m
Bedroom 3 3.32m X 3.65m
Annex/Garden Room 3.94m X 9.52m

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.

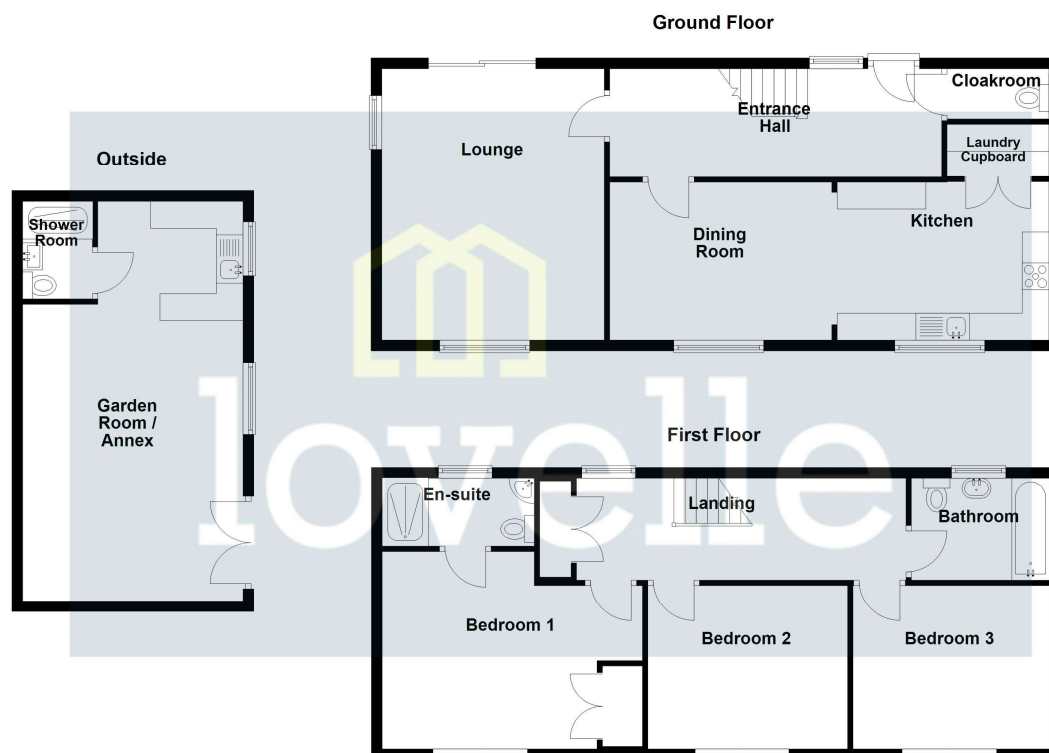
Septic Tank

Please be advised that the property is not connected to public drains and that waste is managed with a septic tank.

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.





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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01472 251918

grimsby@lovelle.co.uk