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398 Laceby Road, Grimsby



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When it comes to
property it must be


lovelle



£325,000

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This immaculate four-bedroom detached family home on Laceby Road, offers spacious and flexible living with multiple reception rooms, modern amenities, a large landscaped garden, ample parking, and excellent transport links—all in a sought-after, family-friendly location near green spaces and reputable schools.

Key Features

- Substantial Detached House
- Four Bedrooms & Two Bathrooms
- Five Reception Rooms
- Immaculately Presented
- Generous Plot, Driveway & Garden Room
- uPVC DG & GCH
- EPC rating TBC
- Tenure: Freehold





Lovelle offer to market this immaculate four bedroom detached house located on Laceby Road, situated on the sought-after outskirts of Grimsby town centre. This substantial and superbly presented home provides generous accommodation for families, with an array of amenities and scenic green spaces nearby.

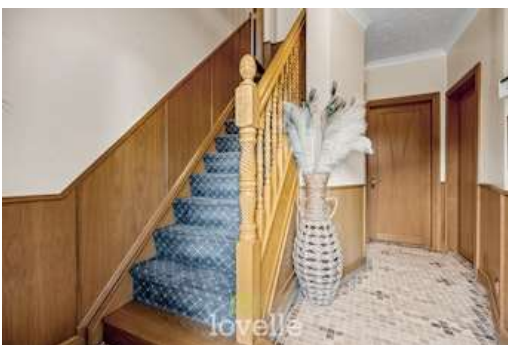
Upon entering, you are welcomed into a hall with travertine tiled flooring, oak panelled walls, and a crafted oak balustrade staircase leading to the first floor. Off the hallway is a cloakroom fitted with a WC and sink for added convenience.

The ground floor features five versatile reception rooms, offering flexible living and work-from-home options. The living room benefits from oak flooring, a gas fire, bay window, and far-reaching views across fields. The open plan kitchen/diner impresses with fitted oak units, larder cupboards, a five-ring hob and oven, space for an American-style fridge, plumbing for a dishwasher and washing machine, and a spacious breakfast room with an island dining table and built-in wine rack.

The garden room, with its oak flooring and direct garden access, provides further flexible living space, while a dedicated study offers built-in storage and potential use as an additional bedroom.

Upstairs, the principal bedroom is a generous double featuring built-in wardrobes, oak flooring, an en-suite with shower and sink/vanity unit, as well as access to a roof terrace. Two further double bedrooms with built-in wardrobes and oak flooring, and a spacious single bedroom with built-in storage, are serviced by a family bathroom boasting attractive tiles, a corner bath with shower over, vanity unit and WC.

The exterior is equally impressive, with a large driveway providing ample parking, a generous and well-stocked garden featuring fruit trees, a watering system, and a brick-built workshop/garden room suitable for a variety of uses, including home business. The property is uPVC double glazed and gas central heated with new windows installed throughout in 2019.





Located opposite Bradley fields, this home is ideal for families seeking both tranquillity and accessibility. The area is well served by reputable local schools and daily amenities, while Grimsby town centre's shops, cafés, and leisure facilities are just a short distance away.

Regular bus services operate along Laceby Road, connecting to Grimsby Town centre where you will also find the railway station, which offers train links to Cleethorpes in under 10 minutes and to cities such as Lincoln and Doncaster in under an hour. The nearby A46 provides further road links for commuting.

This property offers a turnkey opportunity to acquire an immaculate detached family home in a popular location with excellent local amenities and transport connections. Viewings are highly recommended.

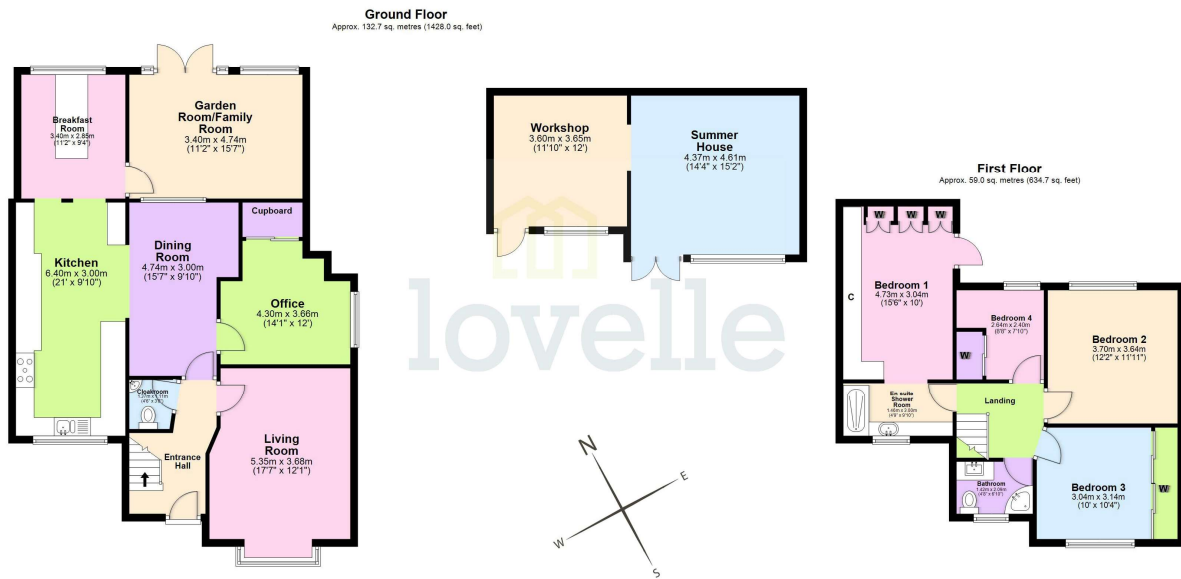
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Mobile and broadband

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





Total area: approx. 191.6 sq. metres (2062.7 sq. feet)

The provided floor plan is intended for general informational purposes only and may not accurately represent the exact dimensions, layout, or features of the property. The floor plan should not be relied upon for making decisions about purchasing, renting, or modifying the property. Actual measurements and features may vary. It is recommended that interested parties conduct a physical inspection of the property to verify the accuracy of the floor plan and obtain specific information about the property's condition, amenities, and any other relevant details.
Plan produced using Planitup.

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lovelle

01472 251918

grimsby@lovelle.co.uk

