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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Laceyby Road

Grimsby
DN34 5LU

Offers in the Region Of £179,950

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

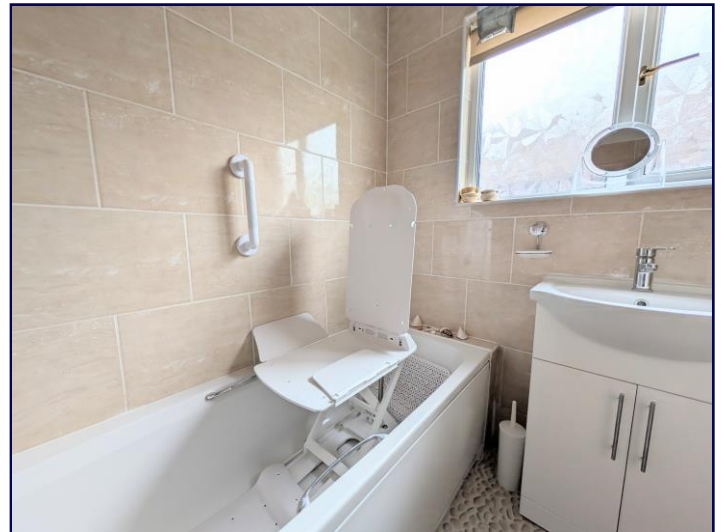
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Introduction

Situated on the ever-popular Laceby Road in Grimsby, this well-presented semi-detached home offers spacious accommodation, a generous plot and excellent off-road parking, making it an ideal purchase for families, first-time buyers or those looking to upsize. Set behind secure gates, the property benefits from ample off-road parking for several vehicles, along with access to the integral garage, providing additional storage or parking space. The property also benefits from a fitted CCTV security system, offering additional peace of mind. Internally, the ground floor comprises a welcoming lounge, perfect for relaxing and entertaining, together with a spacious kitchen-diner offering plenty of room for family meals and day-to-day living. A door from the kitchen provides convenient internal access to the integral garage. To the first floor are three well-proportioned bedrooms and a family bathroom, creating practical accommodation for modern family life. Outside, the property continues to impress with a tidy and enclosed rear garden, ideal for children, pets or enjoying the warmer months. Conveniently positioned close to local amenities, schools and transport links, this attractive home offers both comfort and practicality in a sought-after residential location. Early viewing is highly recommended to fully appreciate all that this property has to offer.

Entrance Hall

Entering the property reveals a window and door to the side elevation, a radiator and access to the under stairs cupboard. There is also a door through to the garage.

Lounge

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Kitchen/Diner

With a window, sliding patio doors and a door to the rear elevation, a radiator and a good space for dining furniture. There is also a range of fitted units with a one and a half sink and drainer, plumbing for a washing machine, an integrated dishwasher, a gas oven and hob with an extractor over.

First Floor Landing

With access to the first floor rooms.

Bedroom One

Bedroom one has a window to the front elevation, a radiator and a carpeted floor.

Bedroom Two

Bedroom two has dual aspect windows to the front and rear elevation, a radiator and a carpeted floor.

Bedroom Three

Bedroom three has a window to the rear elevation, a radiator and a carpeted floor.

Bathroom

The bathroom has an opaque window to the side elevation, tiled walls and a white three piece suite with a shower over the bath.

Garage

The garage is accessed through door from the hall way and also an up and over door. There are also electrics.

Outside

A gated driveway to the front opening to reveal ample space for off road parking. There is also a lawn and established shrubs. The rear garden has a further lawn with established shrubs and also a decked area ideal for alfresco dining, all enclosed by perimeter fencing.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

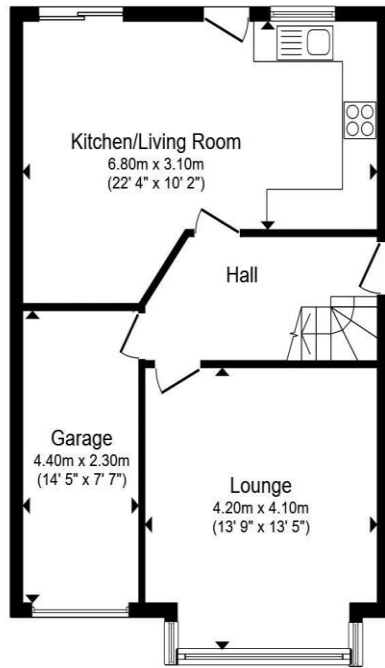
We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

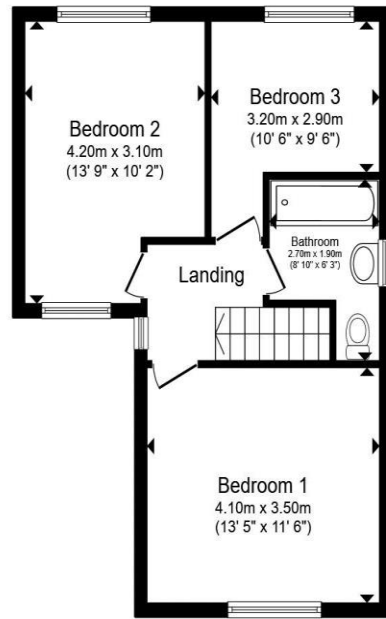
We offer a full property management service, offering full and

comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.





Ground Floor



First Floor

Total floor area 98.2 m² (1,057 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

