



124 Nelson Way Grimsby, North East Lincolnshire DN34 5UL

We are delighted to offer for sale this MODERN THREE BEDROOM DETACHED FAMILY HOME situated on the ever popular Laceby Acres close to all local amenities, fantastic links to both Grimsby, Cleethorpes and the Humber bank. The property has been fully modernised by the current vendors to create a warm and welcoming family home benefiting from gas central heating and uPVC double glazing with the accommodation comprising of; Entrance hallway, cloakroom, modern kitchen, lounge, conservatory and to the first floor three good sized bedrooms, master with en suite shower room and family bathroom. The property sits away from the road with ample off road parking, detached garage and open plan front garden laid to lawn. The southerly facing rear garden has fenced boundaries and is laid to lawn with a paved patio area ideal for lazy summer afternoons and outside entertaining with the added bonus of a summer house/gym. Viewing is highly recommended.

Offers Over £200,000

- MODERN DETACHED FAMILY HOME
- KITCHEN DINER
- LOUNGE
- CONSERVATORY
- CLOAKROOM
- THREE GOOD SIZED BEDROOMS
- MASTER WITH EN SUITE, FAMILY BATHROOM
- FAMILY BATHROOM
- GARAGE & SUMMER HOUSE OR GYM
- NO FORWARD CHAIN



DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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ENTRANCE

Accessed via a uPVC double glazed door leading into the reception hallway.



HALLWAY

The welcoming hallway set the feel for the rest of the property with its light white washed wood effect laminate flooring, coving to the ceiling, radiator and returned staircase with carpeted tread, white wooden open spindle balustrade, handy storage built in beneath and modern wall panelling leading to the first floor.



HALLWAY

HALLWAY

CLOAKROOM

The cloakroom benefits from a white two piece suite comprising of; Vanity hand wash unit with handy storage and low flush wc. Finished with modern tiling to dado heating, coving to the ceiling, down lighting, white wash wood effect laminate flooring and a uPVC double glazed window to the front aspect.

KITCHEN

The modern kitchen benefits from a range of grey shaker style wall and base units with contrasting work surfaces, matching upstands and tiled splashbacks incorporating a stainless steel sink and drainer, gas hob with extractor hood above and electric fan assisted oven beneath, integrated appliances include a fridge freezer and dishwasher. The work surface has been cleverly extended to include a breakfast bar area. The wall mounted boiler is concealed in a matching unit. Finished with coving and down lighting to the ceiling, white wash wood effect laminate flooring, radiator, uPVC double glazed window and door overlooking the private rear garden.



KITCHEN



KITCHEN



KITCHEN



KITCHEN



LOUNGE

The lounge is a good size and has a uPVC double glazed bay window to the front aspect, coving to the ceiling, white washed wood effect laminate flooring, radiator and feature slate effect backdrop with a wall mounted floating bi-ethernal fire. Floor to ceiling uPVC double glazed door with sidelight panels lead to the conservatory.



LOUNGE



LOUNGE



LOUNGE



CONSERVATORY

Leading from the lounge this fantastic addition provides extra space and joins the southerly facing garden to the property. Having dual aspect uPVC double glazed windows and door with wood effect laminate flooring and electric wall heater.



FIRST FLOOR

FIRST FLOOR LANDING

Approached via the stairs with continued modern panelled effect walls and white wooden open spindle balustrade, carpeted flooring and a uPVC double glazed window to the side aspect.



FIRST FLOOR LANDING



BEDROOM ONE

The largest of the three bedrooms has a uPVC double glazed window with modern blind fitted, wood effect laminate flooring, radiator, large built in storage cupboard/wardrobes and a door leading to the en suite shower room.



BEDROOM ONE



BEDROOM ONE



EN SUITE SHOWER ROOM

Benefitting from a white three piece suite comprising of; Shower cubicle with glazed screen and rainfall shower, vanity hand wash unit with handy storage and low flush wc. Finished with modern tiling to the walls and floor, heated towel rail, downlights and extractor fan and a uPVC double glazed window to the front aspect.



BEDROOM TWO

The second double bedroom is presently used as a dressing room by the current owners and has a uPVC double glazed window to the rear aspect, coving to the ceiling, wood effect laminate flooring and a radiator.



BEDROOM TWO



BEDROOM THREE

The third double bedroom is to the front of the property with a uPVC double glazed window with modern white slate effect blinds fitted and has coving to the ceiling, wood effect laminate flooring and a radiator.



BATHROOM

The modern bathroom benefits from a white three piece suite comprising of; Bath with hand shower attachment, vanity hand wash unit with handy storage and low flush wc. Finished with modern tiling to the walls, wood effect laminate flooring, down lighting to the ceiling, heated towel rail, shaver point and a uPVC double glazed window to the rear aspect.



BATHROOM



OUTSIDE

THE GARDENS

The property stands away from the road with an open plan lawned front garden, driveway which provides ample off road parking and detached brick garage. Wooden gates lead to the southerly facing rear garden which provides a fantastic outside entertaining area or relaxing summer afternoon retreat. The garden is mainly laid to lawn with edge shingle borders, fenced boundaries and a paved patio. There is the added bonus of a large wooden summer house or gym fitted with electric and lighting ideal for home office working.



THE GARDENS



THE GARDENS



THE GARDENS



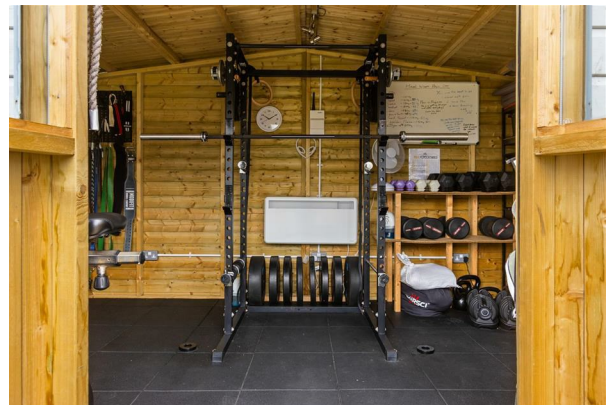
THE GYM



REAR VIEW



THE GYM



AERIAL VIEW



AERIAL VIEW

TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - C

EPC -

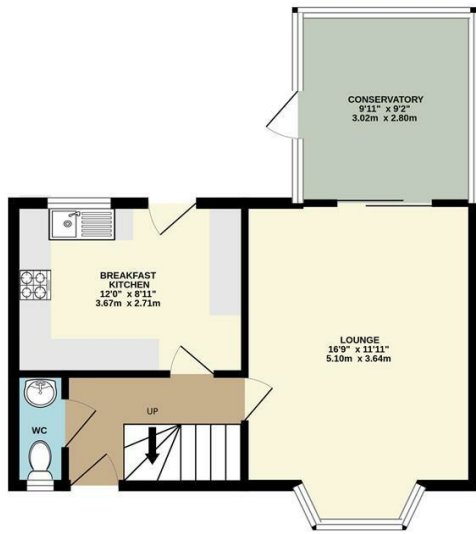
VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

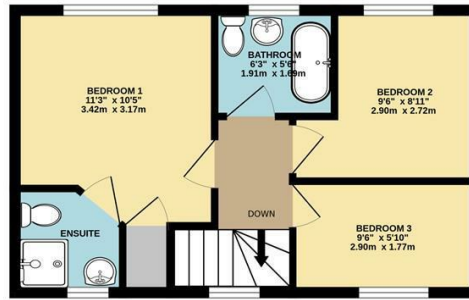
OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

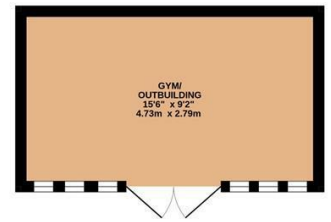
GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



OUTBUILDING
142 sq.ft. (13.2 sq.m.) approx.



TOTAL FLOOR AREA : 950 sq.ft. (88.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		66	73
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.