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Caistor Road, Laceby



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**£235,000**

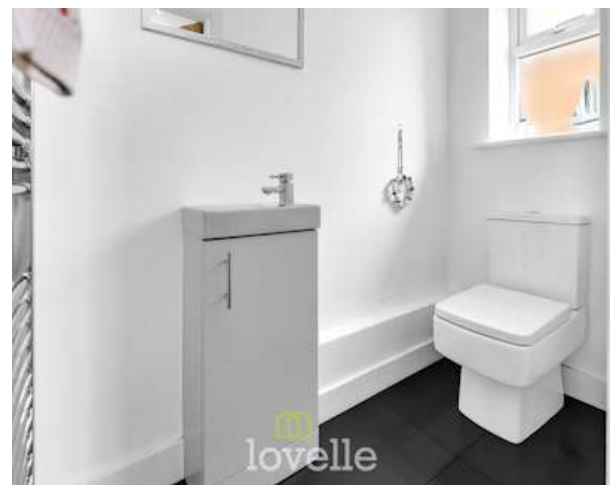


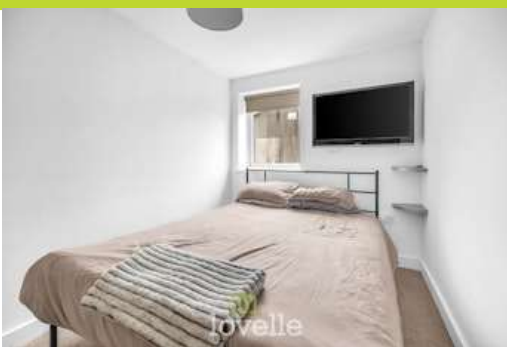
A contemporary three-bedroom detached house for sale in the sought-after village of Laceby near Grimsby, featuring open-plan living with a modern kitchen, study, separate laundry, driveway with garage/store, and a private tiered garden, well placed for local amenities, schools, transport links and outdoor recreation.

#### Key Features

- Individually Designed Detached House
- Sought After Village Location
- Open Plan Living
- Modern Kitchen & Laundry Room
- Large Driveway & Private Garden
- Viewings Advised
- EPC rating C
- Tenure: Freehold







This three-bedroom detached house is For Sale in the popular village of Laceby, near Grimsby. Offering a contemporary build style, the property stands back from the road with a large driveway, store and a private tiered garden, making it suitable for families and first-time buyers.

A welcoming and spacious hall provides an excellent first impression. Off the hall is a useful study, ideal for home working, along with a cloakroom fitted with WC and sink. The main living space is open plan to the kitchen, creating a sociable area for day-to-day living and entertaining. Bifold doors open directly onto the garden, helping to connect the indoor and outdoor areas.

The open-plan kitchen features modern units with an island, along with sink, oven and hob, and integrated dishwasher. A separate laundry room helps to keep household tasks organised and out of the main living area. The property benefits from uPVC double glazing and gas central heating.

There are three bedrooms, supported by a bathroom fitted with a bath and rainfall shower over, plus sink and WC.

Laceby Village offers a range of local amenities including village shops, cafes and pubs, with further facilities available in nearby Grimsby and Cleethorpes. The area includes nearby schools suitable for different age groups, making this a practical location for families. Green spaces and established walking and cycling routes surround the village, providing opportunities for outdoor recreation.

Public transport links connect Laceby to Grimsby and the wider area, with bus services running towards Grimsby town centre and neighbouring villages. Grimsby Town railway station offers services to destinations such as Manchester and Lincoln, with journey times to Lincoln typically around 1 hour and to Manchester from around 2½ hours, subject to timetable.

With its unique detached design, contemporary layout, driveway, garage/store and private tiered garden, this three-bedroom detached house in Laceby presents a well-planned home **\*\*for sale\*\*** in a sought-after village setting.





## Disclaimer

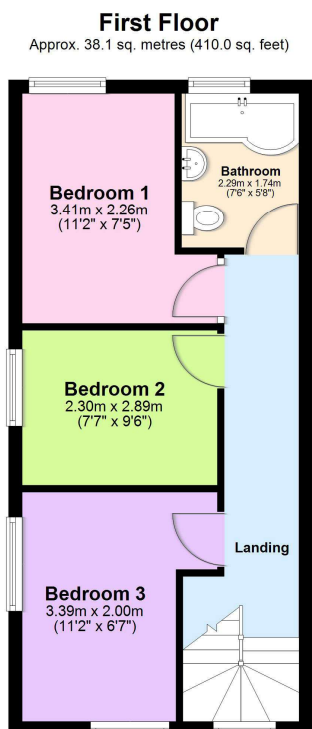
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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 and broadband

It is advised that prospective purchasers visit [checker.ofcom.org.uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.







**Total area: approx. 89.5 sq. metres (963.7 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 PlanUp.

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