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Laceby Road

Grimsby
DN34 5DT

Offers in the Region Of £180,000

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Property Introduction

Laceby Road, Grimsby – Three Bedroom Semi-Detached House
 Situated on Laceby Road in Grimsby, this well-proportioned three-bedroom semi-detached house offers comfortable accommodation arranged over two floors, together with gardens, off-road parking and useful external outbuildings. The ground floor provides a welcoming lounge-diner, offering a versatile space for both relaxing and entertaining. The kitchen is positioned to the rear and provides practical facilities with access to the outside space. To the first floor are three bedrooms, providing flexibility for families, couples or those requiring additional space for a home office or guest room. The accommodation is completed by a shower room, fitted with a shower and associated sanitary ware. Externally, the property benefits from gardens to both the front and rear. The front provides off-road parking, while the rear garden offers a private outdoor area suitable for seating, gardening and family use. A particularly useful feature is the outbuilding located within the rear garden, which provides additional storage or potential workspace and benefits from its own outside WC. The property is conveniently situated on Laceby Road, providing access to the surrounding amenities and facilities of Grimsby, while also offering good transport links to neighbouring areas. Overall, this property represents a practical three-bedroom family home with well-balanced accommodation, useful outside space, off-road parking and the added benefit of a substantial outbuilding with WC. An internal inspection is recommended to fully appreciate the accommodation and potential on offer.

Living room

19' 4" x 12' 4" (5.89m x 3.76m)

The lounge has a dual aspect windows to the front and side elevation, a radiator and laminate flooring. There is also a feature fire place.

Kitchen

13' 11" x 10' 1" (4.25m x 3.07m)

The kitchen has a window to the rear elevation, door to the side, a radiator and vinyl flooring. There is also a range of fitted units with a one and a half sink and drainer and plumbing for a washing machine.

Bedroom 1

10' 11" x 10' 9" (3.33m x 3.28m)

Bedroom one has a window to the rear elevation, a radiator and a carpeted floor. There are also fitted wardrobes.

Bedroom 2

10' 11" x 10' 3" (3.33m x 3.12m)

Bedroom two has a window to rear elevation, a radiator and a carpeted floor. There are also fitted wardrobes.

Bedroom 3

8' 4" x 10' 9" (2.54m x 3.28m)

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

Shower Room

5' 2" x 7' 10" (1.57m x 2.40m)

With two windows to the front elevation, a WC, basin and shower enclosure.

Out Building

Handy storage in the rear garden which could be used in many ways. Including an outside Wc and shed.

Outside

To the front there is off road parking and a large low maintenance area with established shrubs. The rear garden has a lawn, established shrubs and a patio 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.

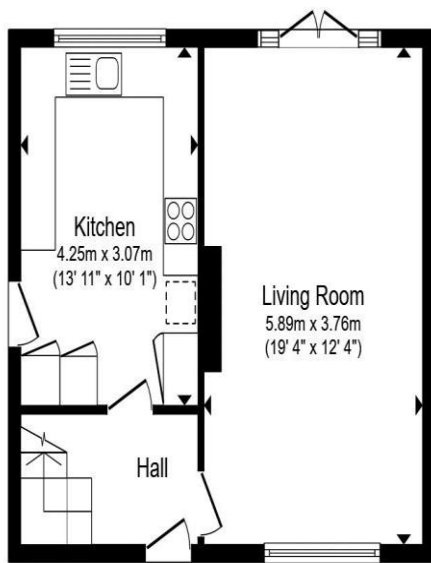
Broadband and Telecom Communications

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

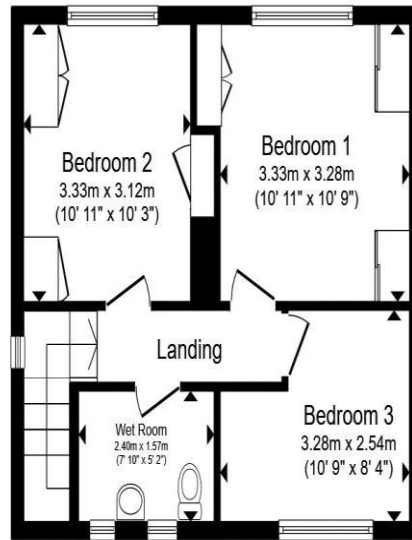
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

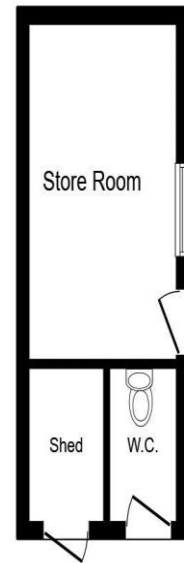




Ground Floor



First Floor



Outbuilding

Total floor area 96.7 m² (1,040 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		