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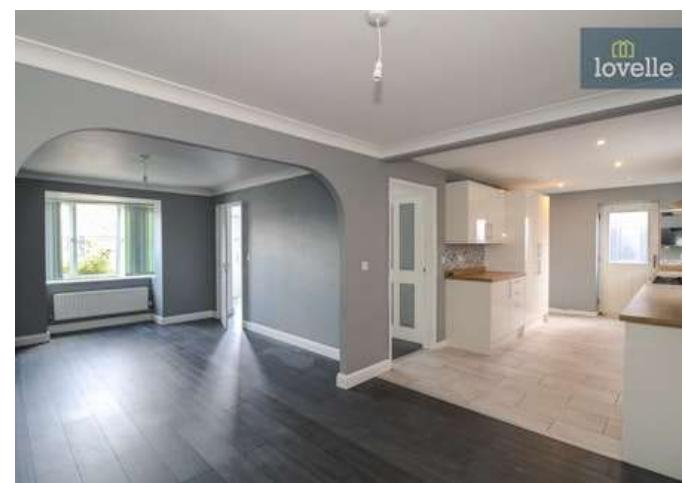
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Lauridson Close, Laceby

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**Offers over £250,000**



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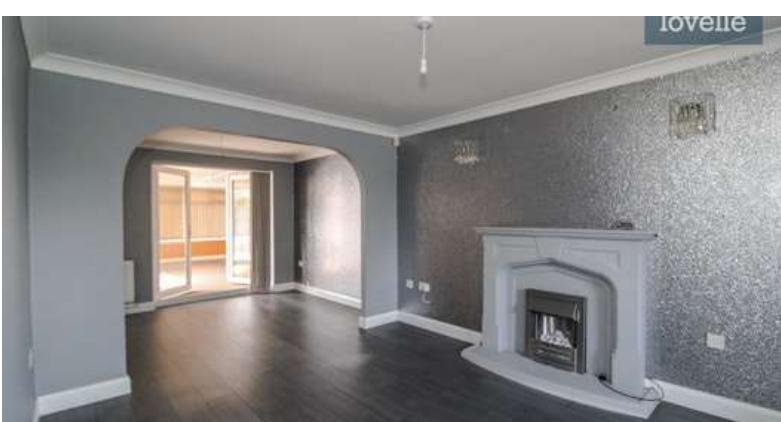


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A spacious four-bedroom detached house with three reception rooms and a large conservatory, set on a generous plot in the sought-after Laceby village, offering versatile living space, off-road parking, and excellent potential for modernisation with no forward chain.

#### Key Features

- Detached House
- Four Bedrooms & Two Bathrooms
- Generous Plot & Driveway
- Open Plan Kitchen/ Diner
- Lounge, Snug & Conservatory
- No Chain
- EPC rating D
- Tenure: Freehold





**\*\*NO CHAIN\*\*** Presenting a substantial detached house offered for sale with no forward chain, situated in the highly sought-after Laceby village. Set on a generous plot, this property represents a prime opportunity for families seeking a home to modernise to their personal tastes.

Accommodation comprises three reception rooms, providing versatile living spaces to suit every occasion. At the front of the house, the welcoming lounge features a bay window, filling the room with natural light. The large conservatory to the rear offers an inviting space with French doors opening onto the garden—ideal for entertaining or relaxing. Additionally, the converted former garage provides a flexible room that can serve as a lounge, snug, or even an extra bedroom, offering valuable adaptability to meet your specific requirements.

The spacious, open plan kitchen/dining area is fitted with high gloss units, with ample room for an oven and comprehensive plumbing for both a washer and dryer. The well-considered layout is perfect for busy family life and sociable gatherings.

Upstairs, there are four bedrooms, including three generous doubles. The principal bedroom benefits from an en-suite shower room and built-in wardrobes, while the remaining bedrooms are served by a family bathroom complete with bath, sink, and WC.

The property is equipped with uPVC double glazing and gas central heating throughout. Externally, a driveway provides ample off-road parking. Residents will enjoy proximity to public transport links, excellent schools, local amenities, walking and cycling routes—all within this popular village location.

This home offers substantial potential and should be viewed to appreciate its possibilities.

## Measurements

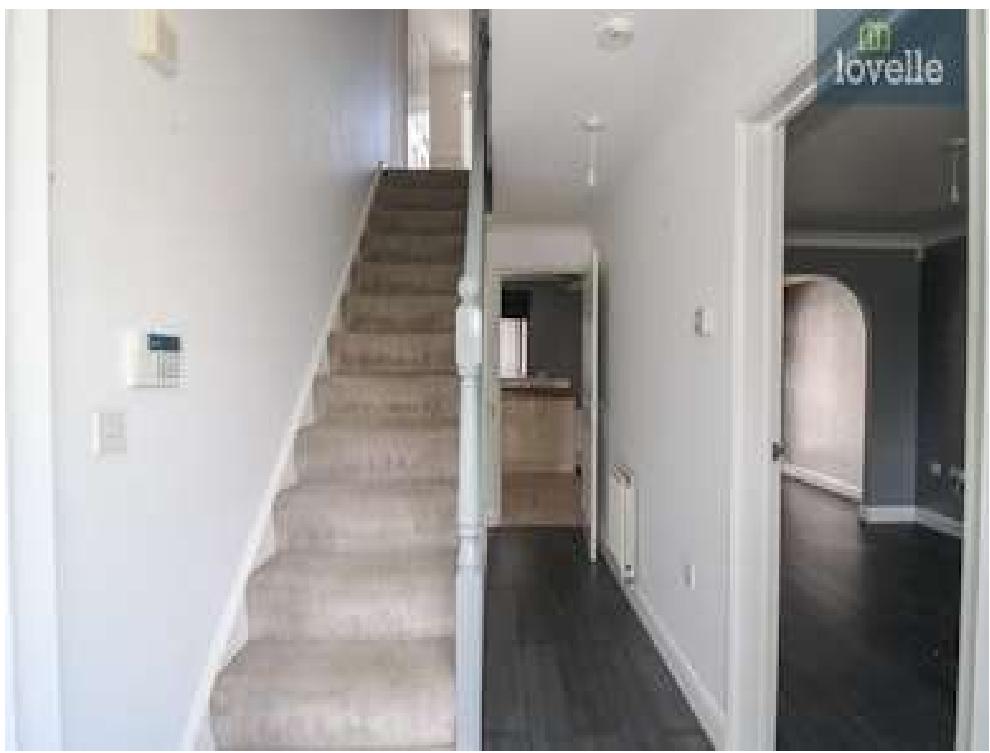
Lounge 4.49m X 3.18m  
Snug 5.30m X 2.52m  
Kitchen/Diner 2.60m X 7.94m  
Conservatory 4.92m X 6.70m  
Cloakroom 1.50m X 0.71m  
Bedroom 1 4.37m X 3.26m  
En-suite 1.92m X 1.92m  
Bedroom 2 2.62m X 3.70m  
Bedroom 3 2.76m X 3.19m  
Bedroom 4 2.41m X 2.77m

## Disclaimer

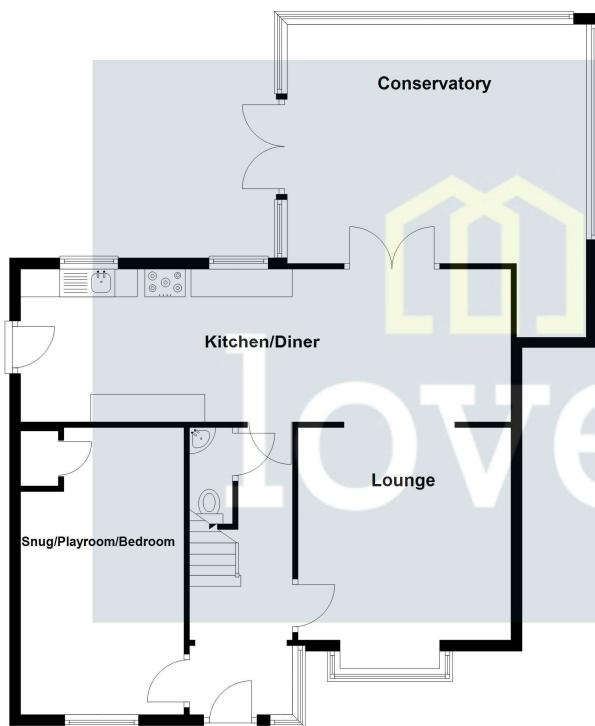
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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



**Ground Floor**



**First Floor**



Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.  
Plan produced using PlanUp.

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