



55 Hawerby Road Laceby, Grimsby, North East Lincolnshire DN37 7AZ

We are delighted to offer for sale this THREE BEDROOM MID TERRACE PROPERTY situated within the heart of Laceby village close to all local amenities, highly regarded schools and a easy commute to Grimsby town centre. The property benefits from gas central heating, uPVC double glazing with the accommodation comprising of; Entrance hall, kitchen, dining room, sunroom, lounge and to the first floor three bedrooms and family bathroom. Having a paved front garden ideal for off road parking, garage and an enclosed rear garden with paved patio and lawn. Viewing is highly recommended.

£150,000

- VILLAGE LOCATION
- MID TERRACE
- KITCHEN
- DINING ROOM
- SUNROOM
- LOUNGE
- THREE BEDROOM
- BATHROOM
- FRONT & REAR GARDENS
- GARAGE



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

ENTRANCE

Accessed via a uPVC double glazed door into the hallway.



HALLWAY

The hallway has wood effect laminate flooring with coving to the ceiling, dado rail and carpeted stairs with wood banister leading to the first floor. Handy storage cloaks cupboard.



KITCHEN

9'6" x 9'5" (2.91 x 2.89)

The modern kitchen benefits from a range of grey shaker style wall and base units with contrasting wood effect work surfaces and matching upstands incorporating a stainless steel sink and drainer, ceramic hob with glass splashback and chimney style extractor hood, eye level one and half electric fan assisted ovens and integrated fridge freezer. Having ample space for an under counter automatic washing machine. Finished with wood effect laminate flooring, down lights and a uPVC double glazed window over looking the rear garden.



KITCHEN



KITCHEN



DINING ROOM

9'3" x 9'1" (2.83 x 2.78)

The dining room is accessed from the kitchen and has coving to the ceiling, dado rail, wood effect laminate flooring and uPVC double glazed French doors with side light panels leading to the sunroom.



DINING ROOM



SUNROOM

The brick base sunroom provides a handy addition to the property with uPVC double glazed French doors leading to the garden.



LOUNGE

14'10" x 12'8" (4.54 x 3.88)

The lounge has a uPVC double glazed window to the front aspect, coving to the ceiling, dado rail, carpeted flooring, radiator and feature inglenook style fireplace.



LOUNGE



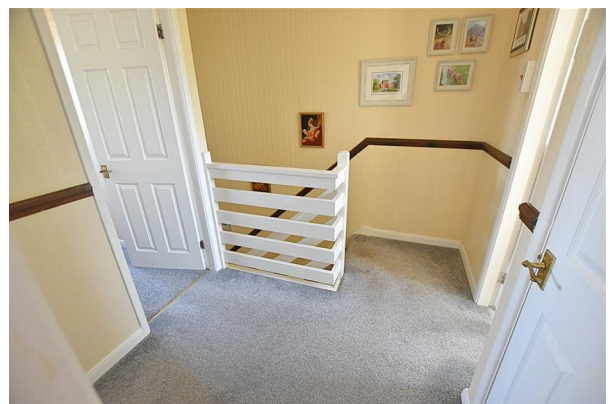
LOUNGE



FIRST FLOOR

FIRST FLOOR LANDING

Having continued carpeted flooring with wooden balustrade, dado rail, airing cupboard and loft access to the ceiling.



BEDROOM ONE

10'11" x 10'10" (3.35 x 3.31)

The first double bedroom is to the rear of the property with a uPVC double glazed window, carpeted flooring, radiator and built in wardrobes.



BEDROOM ONE



BEDROOM TWO

11'10" x 8'10" (to wardrobes) (3.63 x 2.70 (to wardrobes))

The second double bedroom is to the front aspect with a uPVC double glazed window, carpeted flooring, radiator and wall to wall built in wardrobes with sliding doors.



BEDROOM TWO



BEDROOM THREE

8'5" x 7'5" (2.57 x 2.28)

The third bedroom is again to the front aspect with a uPVC double glazed window, carpeted flooring, radiator, and handy built in storage cupboard.



BATHROOM

8'0" x 7'1" (2.44 x 2.16)

The bathroom benefits from a white four piece suit comprising of; Bath, separate shower with glazed screens and a modern white combination unit housing the hand wash basin and low flush wc with hidden cistern. Finished with tiling to the walls, wood effect laminate flooring, heated towel rail and a uPVC double glazed window to the rear aspect.



OUTSIDE

THE GARDENS

The property stands with a low maintenance garden provide ample off road parking leading to the garage. The rear garden is enclosed by fencing and is laid to lawn with a paved patio area.



THE GARDENS



THE GARDENS



GARAGE

Having an electric door to the front aspect and fitted with electric and lighting.

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 - A

EPC - C

VIEWING ARRANGEMENTS

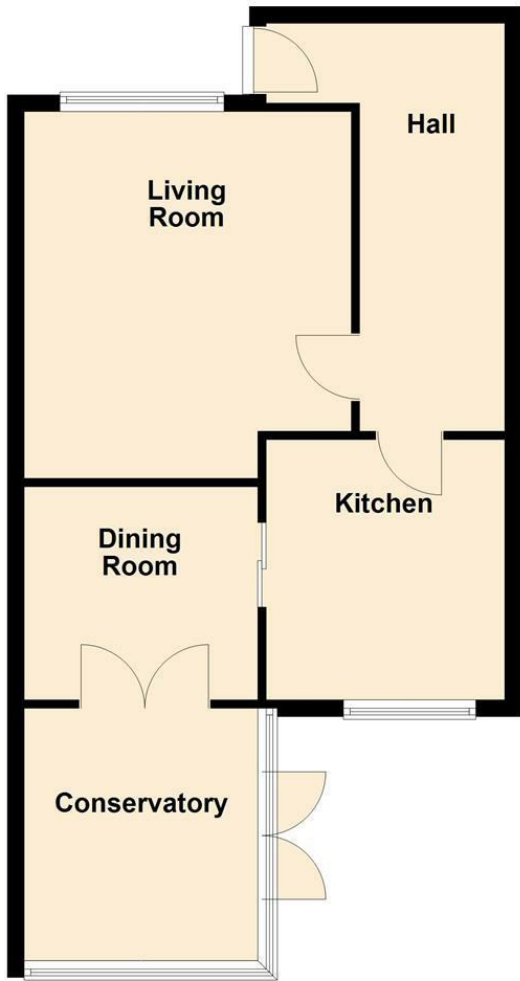
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

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

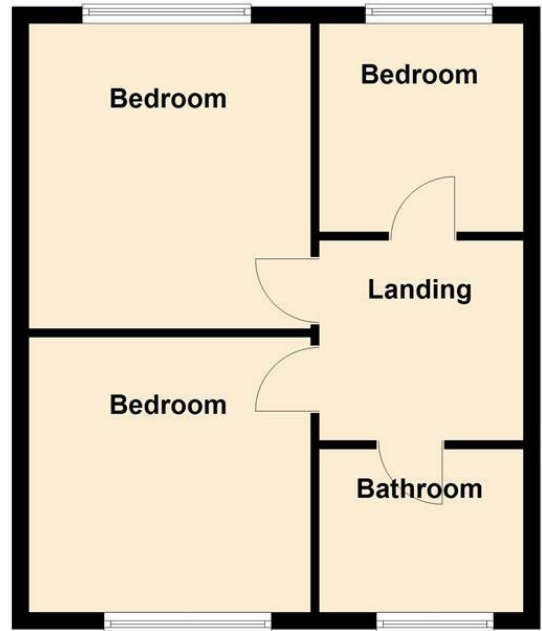
Ground Floor

Approx. 52.2 sq. metres (562.0 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.9 sq. feet)



Total area: approx. 93.9 sq. metres (1010.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	86
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.