



13 Hawerby Road, Laceby, DN37 7AZ
£140,000

Key Features:

- Three Bedroom Semi Detached Home
- Refurbishment Opportunity
- Popular Laceby Village Location
- Spacious Lounge & Kitchen
- Ground floor WC & First Floor Bathroom
- No Forward Chain

Situated within the popular village of Laceby, this bay fronted semi-detached home offers an excellent opportunity for refurbishment and personalisation.

The accommodation comprises an entrance hall, lounge, kitchen and ground floor cloakroom/WC. To the first floor are two double bedrooms, a further single bedroom and the family bathroom.

Outside, the property has a driveway providing off-road parking, together with a rear garden and garage. The garden enjoys a pleasant position and is not directly overlooked. The property represents an excellent opportunity for buyers seeking a project in an established village location, with Laceby offering a range of local amenities and convenient access to Grimsby and the surrounding area. Offered for sale with no forward chain.



LOUNGE
12'4" x 11'8" (3.77 x 3.57)

KITCHEN
15'6" x 10'0" (4.73 x 3.05)

CLOAK/WC
5'8" x 2'6" (1.73 x 0.77)

BEDROOM 1
11'8" x 9'5" (3.58 x 2.89)

BEDROOM 2
12'0" x 10'9" (3.67 x 3.29)

BEDROOM 3
8'9" x 6'10" (2.68 x 2.09)

BATHROOM
7'5" x 4'10" (2.28 x 1.48)

TENURE
FREEHOLD

COUNCIL TAX
B

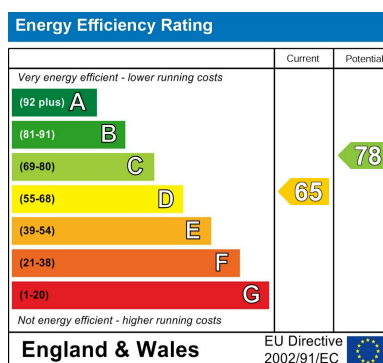




TOTAL FLOOR AREA: 1047 sq.ft. (97.3 sq.m.) approx.

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.

Made with Metropix ©2026



Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore