



**2 Deene Close, Grimsby, North East Lincolnshire, DN34 5XB  
£145,000**

## Key Features:

- Three Bedroom End Link Home
- Popular 'Lacey Acres' Location
- Spacious Living Room
- Kitchen Diner
- Downstairs WC & First Floor Bathroom
- Low Maintenance Rear Garden
- Off Road Parking & Garage
- No Forward Chain

Situated at Lacey Acres, this three bedroom end link home offers modern accommodation ideal for families and first time buyers. Conveniently placed for access to local amenities and within close proximity to the well regarded Lacey Acres Primary Academy.

The accommodation includes a spacious living room, kitchen diner, and a downstairs cloak/WC. French doors open from the kitchen onto the low maintenance garden creating a pleasant connection to the outdoor space. To the first floor are three bedrooms and a family bathroom. Occupying a quiet cul de sac position, the property benefits from off road parking along with a single garage.

Offered for sale with No Forward Chain.



**LIVING ROOM**

14'10" x 13'10" (4.53 x 4.23)

**KITCHEN DINER**

14'9" x 9'5" (4.51 x 2.89)

**CLOAKROOM/WC**

5'7" x 242'9" (1.72 x 074)

**BEDROOM 1**

10'5" x 8'2" (3.18 x 2.50)

**BEDROOM 2**

9'8" x 8'2" (2.97 x 2.50)

**BEDROOM 3**

7'6" x 6'4" (2.30 x 1.95)

**BATHROOM**

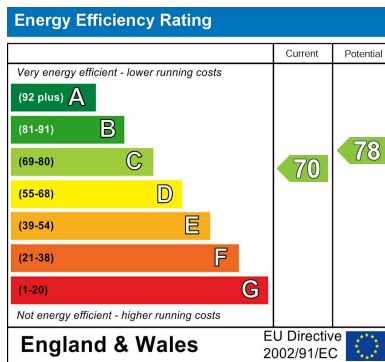
6'6" x 6'5" (2.00 x 1.97)

**TENURE**

Freehold

**COUNCIL TAX BAND**





### 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

