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Cemetery Crescent, Laceby



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£224,000

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For sale in the desirable Laceby village, this charming semi-detached house offers three bedrooms, an oak-effect kitchen, two reception rooms, and a stunning private garden, complete with modern amenities and excellent transport links, perfect for families or first-time buyers seeking comfort and style.

#### Key Features

- Semi-Detached House
- Three Bedrooms
- Wonderful, Generous Plot
- Large Drive & Double Garage
- Popular Village Location
- uPVC DG & GCH
- EPC rating C
- Tenure: Freehold





Lovelle offer to market this exceptional semi-detached house that oozes character and charm, situated within the highly sought-after village of Laceby. A property of true character and distinction, this residence will appeal to discerning buyers seeking a home that offers comfort and style in equal measure.

This splendid property boasts three well-proportioned bedrooms, two of which are doubles and the third a spacious single, ideal for families or first-time buyers. The family bathroom is complete with a shower over the bath, wc and sink with vanity units, and a towel radiator, providing a comfortable bathing experience.

The heart of this home is undoubtedly the oak-effect kitchen, equipped with an oven and gas hob, plumbing for a dishwasher and plumbing for a washer. Natural light floods in through the dual aspect windows, creating a warm and welcoming ambience.

The living space is equally impressive with two reception rooms: a cosy lounge featuring an open fire and walk-in storage cupboard, and a dining room with French doors opening out to the private garden.

The grounds are a true showstopper, well-stocked with trees and shrubs and laid out over different levels. There is a large driveway and detached double garage with a separate workshop. The garden really must be viewed in order to be fully appreciated.

Further enhancing the appeal of this house are unique features such as uPVC double glazing and gas central heating.

The property's location is second to none, with public transport links, nearby schools, local amenities, green spaces, walking routes, and cycling routes all at your doorstep. This is a unique opportunity to acquire a wonderful home in a popular village location. Don't miss out on this fantastic opportunity.

## Measurements

Lounge 4.28m X 3.96m  
Dining Room 4.79m X 3.79m  
Kitchen 3.96m X 2.76m  
Bathroom 2.91m X 1.67m  
Bedroom 1 4.19m X 3.03m  
Bedroom 2 3.72m X 2.74m  
Bedroom 3 2.38m X 2.77m  
Bathroom 2.91m X 1.67m

## 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](https://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.





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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