



5 ST. FRANCIS GROVE

GRIMSBY, DN37 7HG

£180,000
FREEHOLD

A spacious three-bedroom semi-detached home situated in a quiet cul-de-sac within the popular village of Laceby, offering generous living accommodation, a newly fitted conservatory, modern ground-floor wet room and first-floor bathroom, uPVC double glazing throughout, good-sized gardens, detached garage and off-road parking, with an attractive outlook over the village park and close proximity to local amenities, school and doctors' surgery



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DESCRIPTION

Located within a quiet cul-de-sac in the highly regarded village of Laceby, this three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for growing families. The village itself provides an excellent range of amenities including a popular primary school, doctors' surgery, shops and other everyday conveniences, all within easy reach. Internally, the property benefits from generous reception rooms that create comfortable and flexible living spaces, complemented by a newly fitted conservatory which enjoys views over the rear garden and provides a bright additional sitting or dining area. A modern downstairs wet room has been thoughtfully designed with contemporary tiling to all walls and floors, while the first-floor bathroom is equally stylish and finished to a high standard. The home has recently been improved with newly fitted uPVC double-glazed windows throughout, enhancing both comfort and energy efficiency. Outside, the property features good-sized rear gardens offering plenty of space for children and outdoor entertaining, along with a detached garage and off-road parking. To the front, the property enjoys a pleasant open aspect overlooking the village park, creating an attractive setting and making this an excellent opportunity for those seeking a peaceful village lifestyle with family-friendly surroundings.

ENTRANCE HALLWAY

With understairs storage

LOIUNGE

Front aspect with log burning stove

KITCHEN DINER

L Shaped room leading into wet room and conservatory with a range of space for appliances and a door to the rear garden

CONSERVATORY

glazed to 2 sides and french doors onto the garden

DOWNSTAIRS WET ROOM

modern and fully tiled with walk in shower, W.C and hand basin

FRIST FLOOR HALLWAY

Access to loft

BEDROOM ONE

Rear aspect with fitted wardrobes

BEDROOM TWO

Front aspect with fitted wardrobes

BEDROOM THREE

Front aspect with room for a single bed

FAMILY BATHROOM

fully tiled, curved bath with mains powered shower over, W.C & hand wash basin

GARDENS AND GARAGE

Rear garden mainly laid to lawns, side driveway leads to the detached garage via driveway gates, Front garden laid mainly to gravel allowing for extra parking

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ADDITIONAL INFORMATION

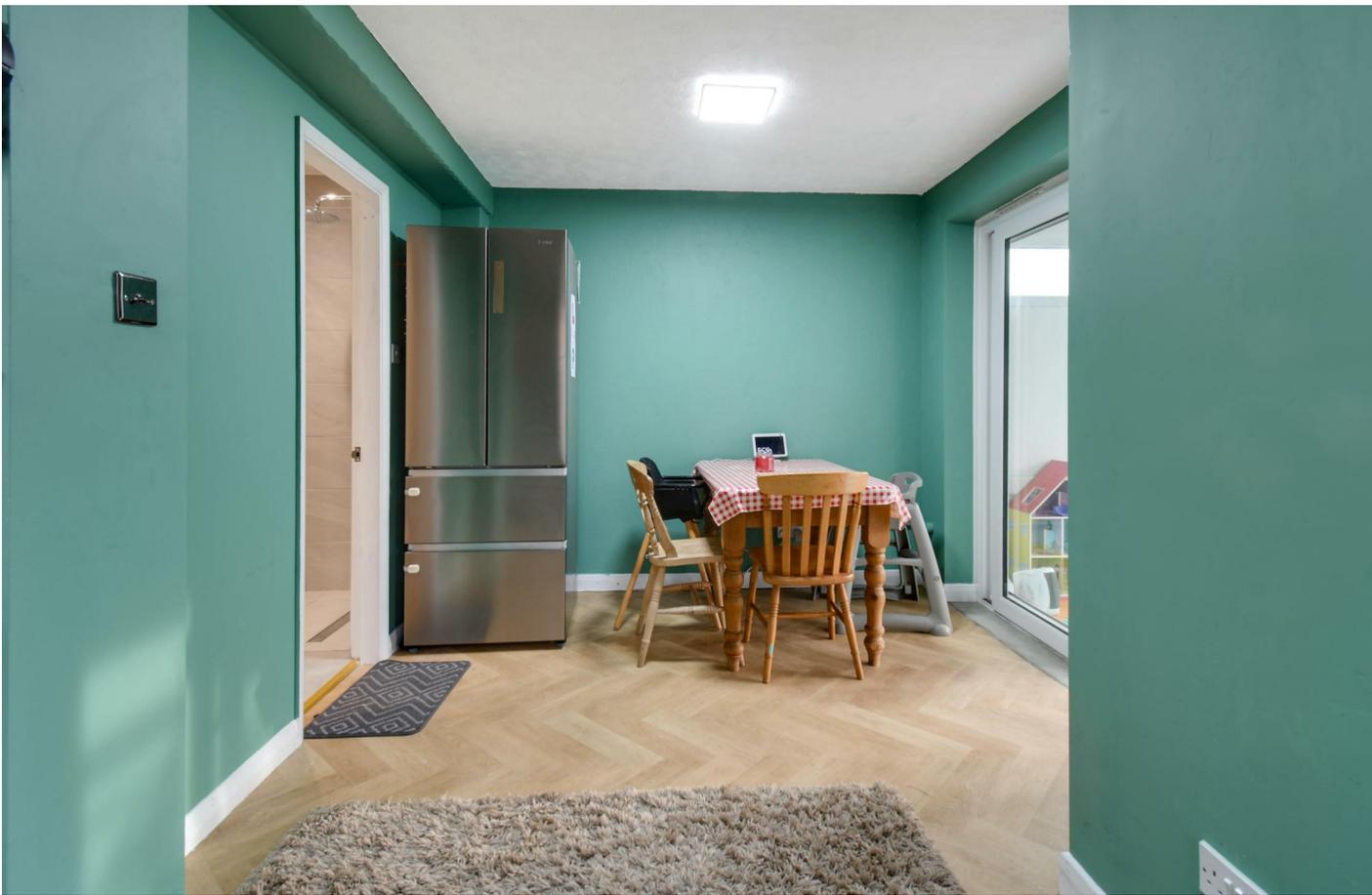
Local Authority –

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





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Whilst every attempt has been made to ensure the accuracy of the floorplan (distances, 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, system and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given. Made with Metrepro 12/2021



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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