



## 11 SPRING LANE

GRIMSBY, DN37 7DE

**£160,000**  
**FREEHOLD**

Tucked away on a peaceful lane in the picturesque village of Laceby, this charming three-bedroom end-of-terrace cottage is full of character and style. Beautifully presented throughout, the property features two inviting reception rooms, a well-equipped kitchen, and a generous rear garden—perfect for relaxing or entertaining.



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01724 642002



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### ENTRANCE

As you enter the property through the attractive composite entrance door you are met with stairs to the first floor and a door to the lounge

### LOUNGE

A beautiful front facing lounge with large picture window, alcove shelving frame the log burning stove and the attractive wood mantle finish the feature. double doors and a single door lead to the

### DINING ROOM

large space with door to understairs storage and open archway into the

### KITCHEN

With a range of attractive base units with contrasting worktops, built in electric oven with gas hob and extractor over, space and plumbing for washing machine and space for fridge freezer 2 x windows look over the rear garden and a uPVC door leads to the side and rear garden

### DOWNSTAIRS W.C

with low flush W.C and small vanity hand wash basin

### FIRST FLOOR HALLWAY

with a side window and doors to all first floor rooms

### BEDROOM ONE

Spacious front facing room with large picture window, space for king sized bed plus bedroom furniture

### BEDROOM TWO

rear facing room with a window overlooking the rear garden, space for king sized bed plus bedroom furniture

### BEDROOM THREE

Perfect single bedroom with a window overlooking the front aspect, currently utilised as a dressing room, with access to the loft via hatch

### FAMILY BATHROOM

With panelled bath with wall mounted electric shower, low flush W.C, hand wash basin and central heating radiator. full tiling to walls and an obscure glazed window overlooking the rear for light

### GARAGE, PARKING & ALLOTMENT

Listed under a separate title deed this allotment space (or extra garden) garage and parking is a valuable commodity to be added to this property which is available under separate negotiation

### EXTERNALLY

As you approach the property from the front you notice this pretty cottage stands in a elevated position at the end of a row with character walls to define the boundaries shrubs, trees and planters. a side gate leads to the rear garden.

The rear garden is mainly laid to lawn with pathway leading to the rear. a timber summerhouse sits at the end and fencing frames all boundaries

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### ADDITIONAL INFORMATION

**Local Authority –**

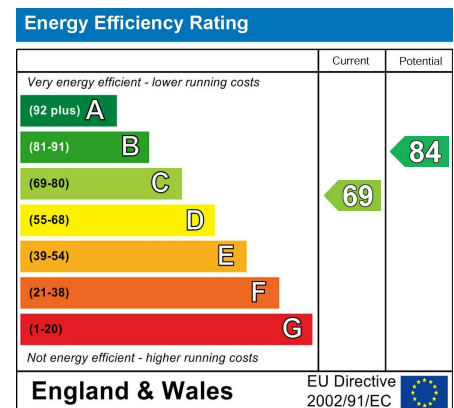
**Council Tax – Band A**

**Viewings – By Appointment Only**

**Floor Area – sq ft**

**Tenure – Freehold**





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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