



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



8 Grange Avenue Laceby  
Grimsby  
DN37 7DG

Offers in the Region Of  
£237,500

Being sold with NO FORWARD CHAIN is this attractive three bed detached bungalow which is situated in the charming village of Laceby. Ideal for downsizers, families who want ground-floor convenience, or anyone seeking a calm village setting with easy access to local amenities. Stepping inside this delightful property will reveal the inviting entrance hallway, spacious lounge, dining room, conservatory, kitchen, three bedrooms, two being doubles and a moderns shower suite. Outside, the bungalow sits on a generous plot. The private rear garden is low maintenance and ideal for al fresco dining. The driveway provides off-road parking and leads to a garage, perfect for secure storage or a workshop. Viewings are highly recommended in order to fully appreciate all that this property has to offer.

Address : 21 Kennedy Way, Immingham, DN40 2AB  
Email : [immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)  
Website : [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)

#### OFFICE HOURS

Mon to Fri 9am to 5.30pm (Tuesday opening 9.30am)  
Saturday 9am to 3pm  
Sunday Closed



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### Lounge

13' 2" x 15' 5" (4.01m x 4.70m)

This spacious living room boasts carpeted flooring, radiator, dual aspect windows with bay to the front and gas fire.

### Dining Room

8' 11" x 13' 9" (2.72m x 4.19m)

Benefitting from solid wood flooring, dual aspect uPVC windows and neutral decor.

### Conservatory

9' 10" x 18' 3" (2.99m x 5.56m)

This handy extension to the rear provides versatile living space. The comprises of tiled flooring, neutral decor, radiator, tri-aspect uPVC windows and French doors which open out to the garden.

### Kitchen

8' 10" x 19' 4" (2.69m x 5.89m)

Benefitting from a mixture of base and wall mounted units, one and a half sink with drainer, integral oven, gas hob with extractor above, dual aspect uPVC windows and uPVC door to the rear.

### Bedroom 1

9' 10" x 13' 9" (2.99m x 4.19m)

Bedroom one briefly comprises of carpeted flooring, radiator, coving and uPVC window to the side elevation.

### Bedroom 2

9' 4" x 9' 9" (2.84m x 2.97m)

Bedroom two briefly comprises of carpeted flooring, radiator, coving and uPVC window to the side elevation.

### Bedroom 3

6' 4" x 9' 9" (1.93m x 2.97m)

Bedroom three briefly comprises of carpeted flooring, radiator, coving and uPVC window to the side elevation.

### Shower Room

Benefitting from a walk in shower with glass screen, WC, vanity basin, LED lighting, laminate flooring, radiator and uPVC window to the side elevation.

**Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

**Services**

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

**Viewings**

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

**Council Tax Information**

Band C: To confirm council tax banding for this property please view the website- [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

**Free Valuations**

We offer a free valuation with no obligation, just call the relevant office, or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange your free valuation.

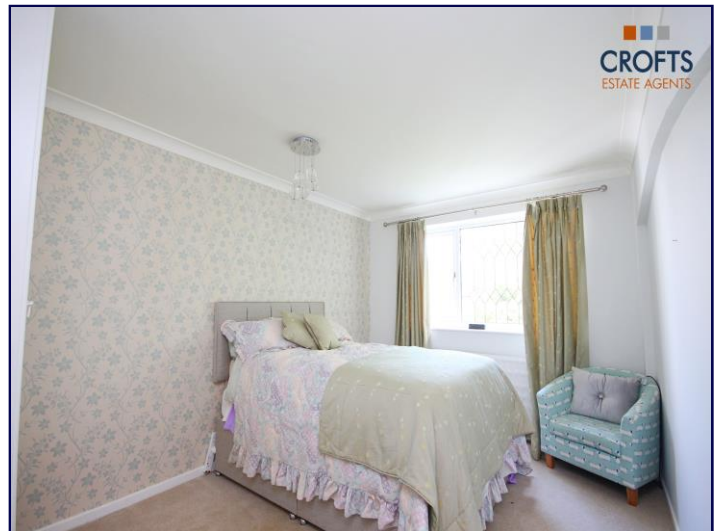
**Property Management**

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

**Mortgage and Financial Advice**

With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

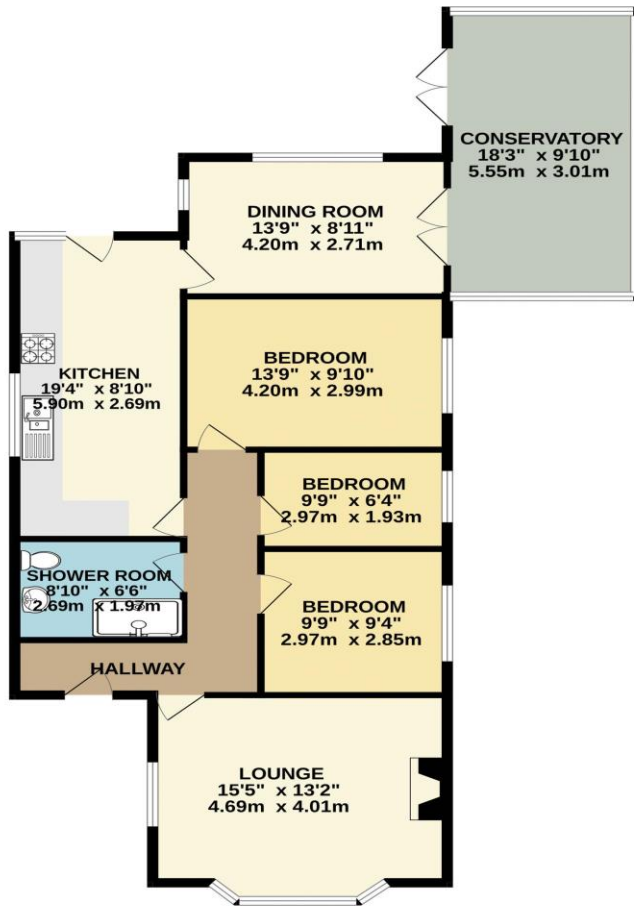
**STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**





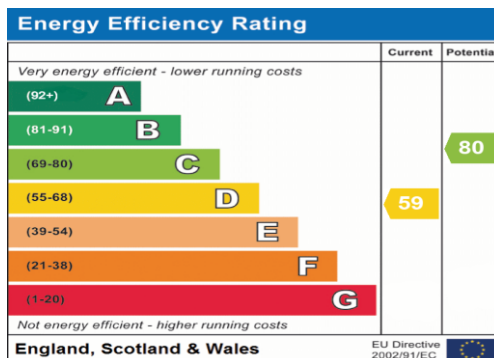


GROUND FLOOR  
1099 sq.ft. (102.1 sq.m.) approx.



TOTAL FLOOR AREA : 1099 sq.ft. (102.1 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.  
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