



# CROFTS ESTATE AGENTS

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Belleisle Road

Lacey Acres  
DN34 5QY

Offers in the Region Of £135,000

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### Property Introduction

Offered for sale with no forward chain, this extended to two floors, three-bedroom semi-detached home on the ever-popular Belleisle Road, within the sought-after Laceby Acres development, presents an excellent opportunity for buyers looking to create a home tailored to their own tastes and requirements. Requiring a scheme of modernisation throughout, the property offers generous accommodation and excellent potential to add value. The ground floor comprises a welcoming entrance hallway leading into a spacious lounge-diner, providing an excellent space for both everyday living and entertaining. The kitchen has been extended, creating a larger and more practical layout with scope for redesign to suit modern family life. A convenient ground floor WC completes the accommodation. To the first floor are three well-proportioned bedrooms together with a family bathroom, offering comfortable accommodation for growing families, first-time buyers or those looking to invest in a property with future potential. Externally, the property enjoys ample off-road parking via a generous driveway leading to a detached garage, providing excellent storage or workshop space. Gardens to both the front and rear offer plenty of outdoor space, with the rear garden providing the perfect blank canvas for landscaping or family enjoyment. Situated close to well-regarded schools, local amenities and excellent transport links, this property combines a highly desirable location with fantastic scope for improvement. Homes offering this level of potential in such a popular area are always in demand, making early viewing highly recommended to fully appreciate the opportunity on offer.

### Entrance Hall

Entering the property reveals a spacious hallway with coving to the ceiling, a radiator and a carpeted floor. There is also access to the under stairs cupboard.

### WC

With vinyl flooring, a WC and a basin.

### Lounge/Diner

19' 7" x 9' 9" (5.98m x 2.96m)

The lounge-diner a window to the front elevation, sliding patio doors to the rear and coving to the ceiling, two radiators and a carpeted floor.

### Kitchen/Diner

19' 1" x 10' 1" (5.82m x 3.08m)

The kitchen diner has dual aspect windows to the side and rear elevation, a door to the rear, coving to the ceiling, a radiator and laminate flooring. There is also a range of fitted units with a sink and drainer, plumbing for a washing machine, an electric oven and gas hob with an extractor over. There is also a space for a dining table and chairs.

### First Floor Landing

The first floor landing has a window to the side elevation, access to the loft, coving to the ceiling and a carpeted floor.

#### **Bedroom One**

11' 5" x 9' 11" (3.49m x 3.01m)

Bedroom one has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

#### **Bedroom Two**

9' 4" x 10' 4" (2.84m x 3.14m)

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

#### **Dressing Room or Nursery**

8' 5" x 10' 1" (2.57m x 3.08m)

Off bedroom two, ideal for different uses but a great addition with a window to the side elevation, coving to the ceiling, a radiator and a carpeted floor.

#### **Bedroom Three**

7' 11" x 9' 11" (2.42m x 3.01m)

Bedroom three has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

#### **Bathroom**

4' 10" x 10' 1" (1.47m x 3.07m)

The bathroom has an opaque window to the front elevation, a radiator and vinyl flooring. There is also a white suite with a WC, basin and a bath with a glass screen and mains operated shower. There is also a built in cupboard.

#### **Garage**

The garage has an up and over door.

#### **Outside**

With ample off road parking due to the generous plot position, a garage and a lawn all to the front. The rear garden has a generous lawn, patio area ideal for alfresco dining and perimeter fencing and conifers.

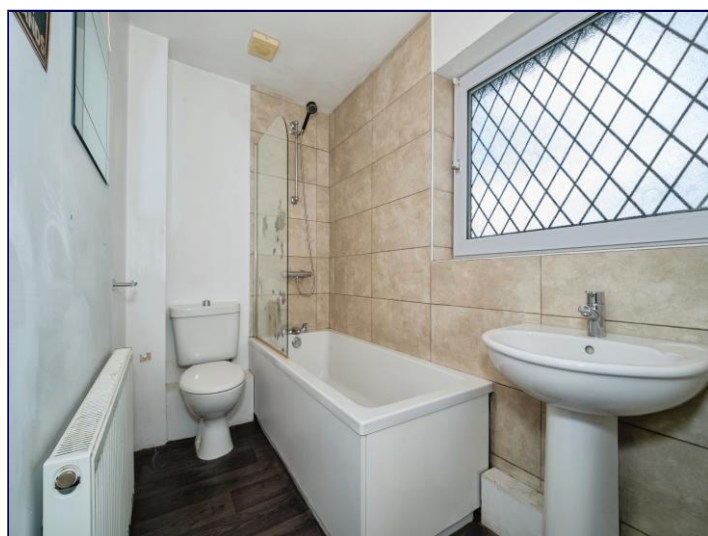
#### **Tenure**

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.

#### **Broadband and Telecom Communications**



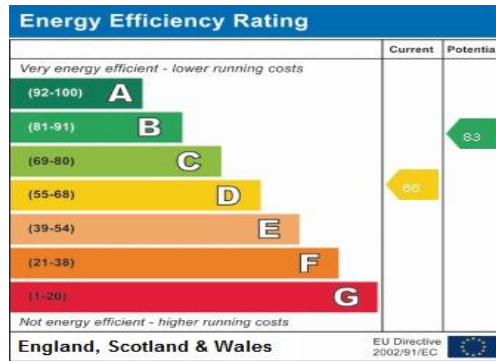
GROUND FLOOR  
45.2 sq.m. (487 sq.ft.) approx.

1ST FLOOR  
44.8 sq.m. (482 sq.ft.) approx.



TOTAL FLOOR AREA: 90.0 sq.m. (969 sq.ft.) 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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