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Church Lane
Laceby
Grimsby
DN37 7BW

Offers in the Region Of £139,950

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Property Introduction

Located on the sought-after Church Lane in the popular village of Laceby, this unique cottage-style terraced property offers characterful accommodation arranged over two floors and is available with NO FORWARD CHAIN. The ground floor comprises a welcoming lounge-diner providing a versatile living and dining space, complemented by a fitted kitchen and a ground floor bathroom. The layout is practical and well balanced, making good use of the available space while retaining the charm expected of a cottage-style home. To the first floor are two well-proportioned double bedrooms, each offering ample space for bedroom furniture and enjoying a pleasant outlook. The accommodation would suit a range of buyers including first-time purchasers, downsizers or those seeking a village location. Externally, the property benefits from a delightful rear garden, predominantly laid to lawn with a selection of established shrubs and planting, creating an attractive and private outdoor space. A patio area provides an ideal spot for outdoor seating. To the rear of the garden is a small converted summer house with electrics, offering potential for use as a home office, hobby room or additional storage. The property is conveniently positioned for village amenities and presents an appealing opportunity in a desirable location.

Lounge/Diner

18' 6" x 12' 9" (5.65m x 3.88m)

The lounge-diner has dual aspect windows to the front and rear, a door to the front, two radiators and a carpeted floor. There is also a feature fire place.

Kitchen

11' 2" x 6' 2" (3.41m x 1.87m)

The kitchen has a window and door to the side elevation, a radiator and a tiled floor. There is also a range of fitted units with a one and a half sink and drainer, plumbing for a washing machine, an electric oven and five ring gas hob with an extractor over.

Bathroom

6' 1" x 5' 10" (1.85m x 1.79m)

The bathroom has an opaque window to the rear elevation, partially tiled walls, a radiator and a tiled floor. There is also a white suite with a WC, basin and a bath.

First Floor Landing

The first floor landing provides access to the bedrooms.

Bedroom One

7' 8" x 10' 8" (2.33m x 3.24m)

Bedroom one has a window to the rear elevation, a radiator and a carpeted floor. There is also a wall of fitted wardrobes.

Bedroom Two

10' 8" x 9' 5" (3.25m x 2.87m)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor.

Summer House

With French doors

Outside

The rear garden is accessed through a side passage with a gate. Once inside the rear garden there is a lawn, established shrubs and a patio area ideal for alfresco.

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

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

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

Council Tax Information

Band A: To confirm council tax banding for this property please view the website 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 seven days a week to arrange for 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 wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

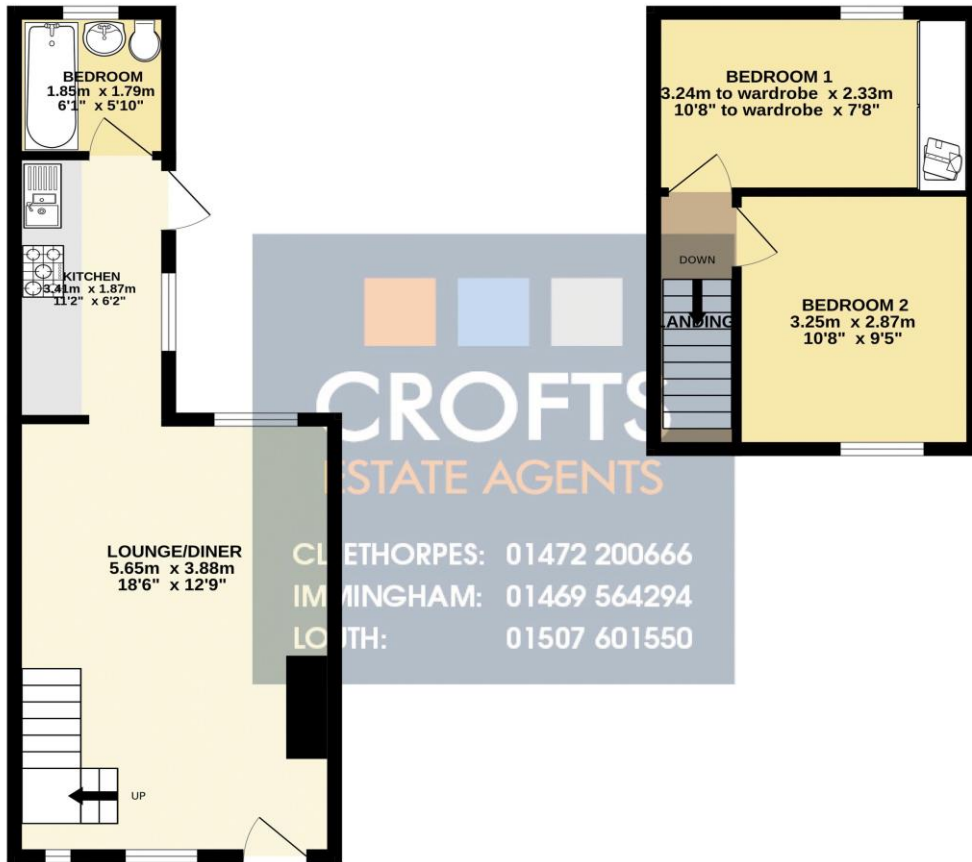
Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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
30.9 sq.m. (333 sq.ft.) approx.

1ST FLOOR
21.8 sq.m. (235 sq.ft.) approx.



TOTAL FLOOR AREA : 52.8 sq.m. (568 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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