Joy Walker

ESTATE AGENTS



58 Butt Lane

Laceby, Grimsby, North East Lincolnshire DN37 7AH

Located in this popular village of Laceby and standing in very large well stocked gardens is this substantial FOUR BEDROOM DETACHED FAMILY HOUSE. Laceby village is well served by excellent facilities including shopping, schooling and regular bus services into Grimsby Town centre. The spacious accommodation includes: Side entrance hall, cloaks/wc, good sized lounge, separate dining room, excellent sized kitchen/breakfast room and a sun/breakfast room with views over the rear garden. To the first floor there are FOUR BEDROOMS one with an en suite shower room and a family bathroom. Gas central heating system. Double glazing. Two separate driveways plus a double brick garage and a former brick garage which is now a boot room, a sauna and shower area. Fabulous gardens including an orchard, multiple seating areas, garden shed and greenhouse.

- SUBSTANTIAL DETACHED FAMILY HOME
- LARGE WELL STOCKED GARDENS
- TWO DRIVEWAYS PLUS A DOUBLE GARAGE, BOOT ROOM, SAUNA & SHOWER AREA
- LOUNGE & DINING ROOM
- KITCHEN/BREAKFAST ROOM
- SUN ROOM
- FOUR BEDROOMS
- EN SUITE & FAMILY BATHROOM/WC
- DOUBLE GLAZING
- EXTENSIVE GAS CENTRAL HEATING







Offers Over £365,000

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DRAFT DETAILS
PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

ACCOMMODATION
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MEASUREMENTS
All measurements are approximate.

GROUND FLOOR
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SIDE ENTRANCE HALL
Approached via a composite entrance door with matching side panel, the welcoming entrance hall has a striking oak floor, dado rail and radiator having an ornamental shelf above.



CLOAKS/WC
Fitted with a small wall mounted sink and a low flush wc. Tiled floor and extractor fan.

LOUNGE (FRONT)
19'11" x 12'6" (6.08 x 3.82)
This excellent sized family house is situated at the front of the house having a dual aspect with two double glazed windows fitted with Plantation shutters, this room again has a striking oak floor, coving to ceiling and radiator. The focal point of this room is the black cast iron multi burner which stands on a brick hearth having a oak mantle above.



LOUNGE



DINING ROOM (REAR)

11'11" x 9'11" (3.64 x 3.03)

With views over the rear garden this separate dining room has a double window, laminate flooring, coving to ceiling and a wall mounted modern electric fire.



DINING ROOM



KITCHEN/BREAKFAST ROOM

11'10" x 16'2" (3.63 x 4.95)

The heart of the home is this excellent sized kitchen which is fitted with a range of oak style units incorporating a glass display cabinet. The contrasting work surfaces are inset with a stainless steel sink unit with an integrated dishwasher below. The exposed brick chimney recess is tiled and fitted with a green Rayburn range which provides hot water and the gas central heating. The kitchen is completed by a substantial matching breakfast bar which is a natural divide between the kitchen and breakfast area. Tiled splash backs together with tiled flooring. Two double glazed windows. Coving to ceiling.



KITCHEN/BREAKFAST ROOM



KITCHEN/BREAKFAST ROOM



PANTRY

This useful pantry cupboard has wall shelving, a double glazed window and a tiled floor.

SUN ROOM

12'1" x 6'6" (3.69 x 2)

This lovely addition has double glazed windows and doors with views over the rear garden. Tiled floor.



FIRST FLOOR

LANDING

A large double glazed window to the side elevation. Fitted dado rail.



BEDROOM 1 (FRONT)

20'0" x 9'10" (6.10 x 3)

This superb main bedroom has a dual aspect with double glazed windows fitted with Plantation shutters, exposed polished floor boards, coving to ceiling and radiator.



BEDROOM 1



EN SUITE SHOWER ROOM

7'0" x 3'11" (2.14 x 1.2)

Having a tiled shower cubicle which is fitted with an electric shower and a pedestal wash hand basin. Heated towel rail and coving to ceiling.



BEDROOM 2

13'3" x 9'0" (4.06 x 2.75)

Double glazed window, coving to ceiling and radiator. Useful double wardrobe cupboard.



BEDROOM 2



BEDROOM 3

8'2" x 7'10" (2.5 x 2.4)

Double glazed window, coving to ceiling and radiator.



BEDROOM 4

12'0" x 8'9" (3.67 x 2.68)

Double glazed window, radiator, coving to ceiling and a bank of wardrobes having sliding doors to the front.



BATHROOM/WC

8'5" x 6'10" (2.57 x 2.1)

This family bathroom is fitted with an encase bath, a tiled shower cubicle fitted with an electric shower together with a vanity sink and a concealed wc. Striking blue tiled splash backs. Double glazed window. Useful airing cupboard housing the hot water cylinder. Access to roof space.



OUTSIDE



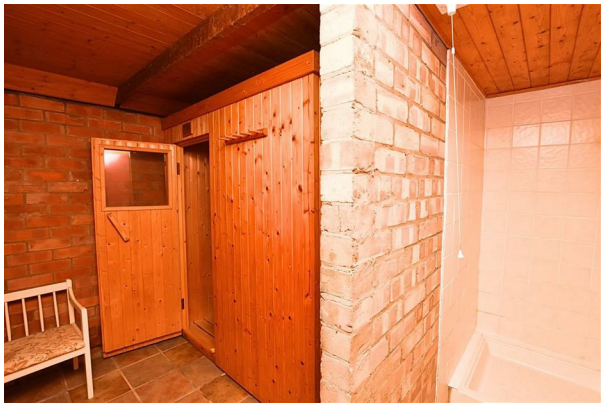
BOOT ROOM
8'11" x 11'6" (2.72 x 3.52)



THE FORMER DETACHED BRICK GARAGE
This former detached garage has now been divided into two areas the first being a boot room with a sauna and shower area. Attached with the external wall of this building is an electric car charger point.

BOOT ROOM
8'11" x 9'10" (2.72m x 3.00m)
Accessed via a wooden door this boot room has a double glazed window, light and power and is fitted with a double base unit inset with a stainless steel sink unit having plumbing for automatic washing machine. Tiled flooring.

SAUNA & SHOWER AREA
10'1" x 8'8" (3.09 x 2.66)
The sauna is included in the sale which has a tiled shower area which is fitted with an electric shower.



DOUBLE BRICK GARAGE
18'11" x 17'1" (5.79 x 5.23)
This double garage is situated on the left hand side of the main house and has up and over doors to the front, a side personal door together with light and power.



THE FRONT GARDEN



THE GARDENS

As previously mentioned the property stands on a substantial plot with the house having two driveways either side of the house which provides excellent off road parking for numerous cars. The front and side boundaries have a mature copper beach hedge providing screening from the road with the fore garden containing a circular lawn edged with slate borders which are inset with small bushes and shrubbery. The enclosed rear garden has numerous seating areas position around the garden to attract the maximum sunshine during the summer months. This garden is again lawned and includes an established orchard of apple, pear and plum trees, a weeping willow and climbing shrubs over timber arches. Also included in the sale are the timber garden shed and the greenhouse.



THE GARDENS



THE GARDENS



THE GARDENS



THE GARDENS



ADDITIONAL FRONT



ADDITIONAL FRONT



TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - D
EPC -

VIEWING ARRANGEMENTS

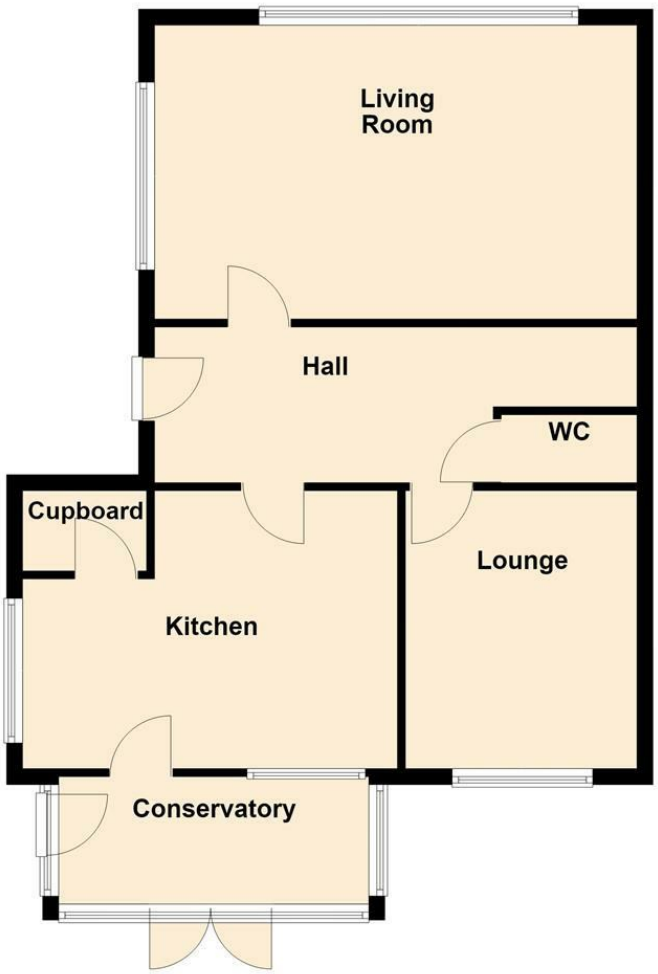
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

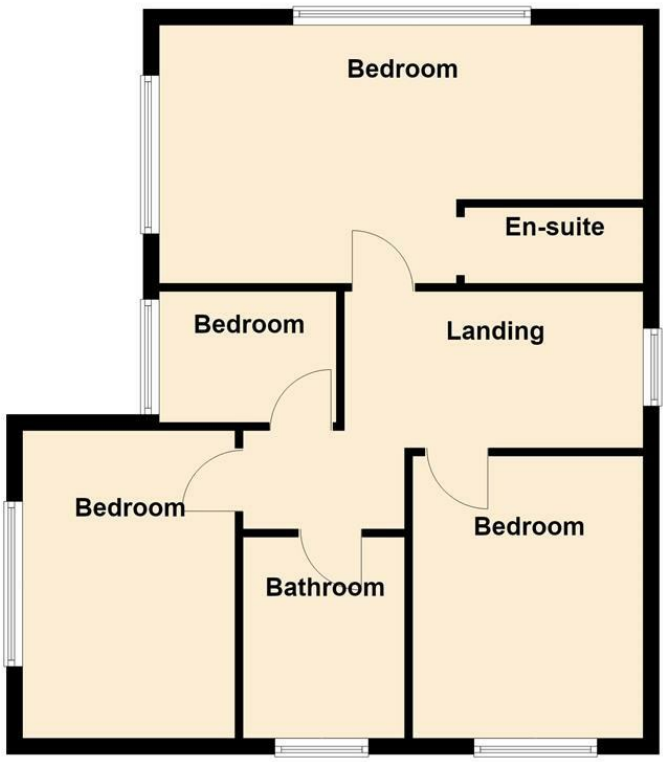
Ground Floor

Approx. 68.5 sq. metres (736.9 sq. feet)

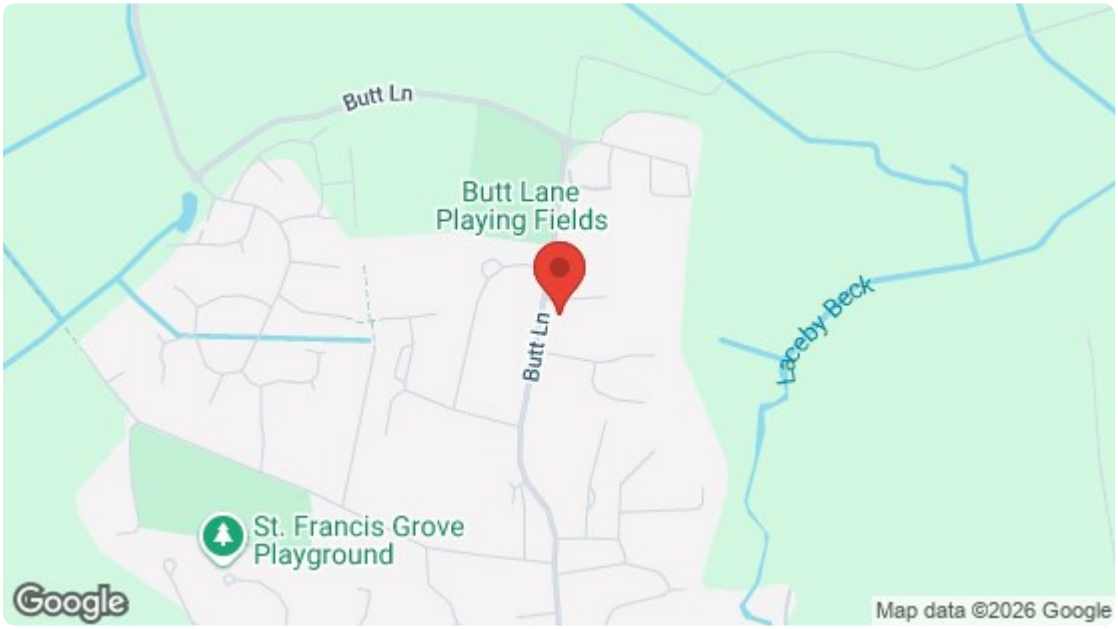


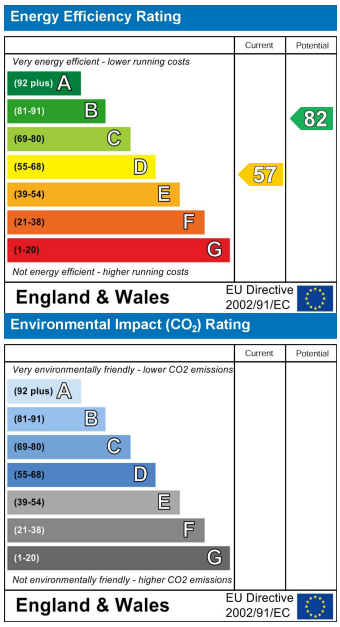
First Floor

Approx. 60.6 sq. metres (652.4 sq. feet)



Total area: approx. 129.1 sq. metres (1389.3 sq. feet)





For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.