



**12 Deene Close, Grimsby, DN34 5XB**  
**£120,000**

## Key Features:

- End Link Property
- Popular Laceby Acres Location
- Two Bedrooms
- Living Room & Kitchen
- Shower Room
- Off Road Parking
- No Forward Chain

Situated within the popular Laceby Acres area of Grimsby, this two bedroom end link home offers low maintenance accommodation, ideal for first time purchasers, downsizers or investors. Comprising an entrance hall, kitchen with built-in oven and hob, and a spacious rear aspect living room opening onto the garden. To the first floor are two bedrooms and a shower room. Set in a quiet cul de sac, the property benefits from off road parking. Offered for sale with no forward chain.



**LIVING ROOM**

15'6" x 11'9" (4.73 x 3.59)

**KITCHEN**

8'5" x 7'9" (2.59 x 2.38)

**FIRST FLOOR**

**BEDROOM 1**

12'2" x 11'10" (3.71 x 3.61)

**BEDROOM 2**

5'8" x 3'4" (1.73 x 1.02)

**SHOWER ROOM**

8'6" x 5'10" (2.61 x 1.79)

**TENURE**

**FREEHOLD**

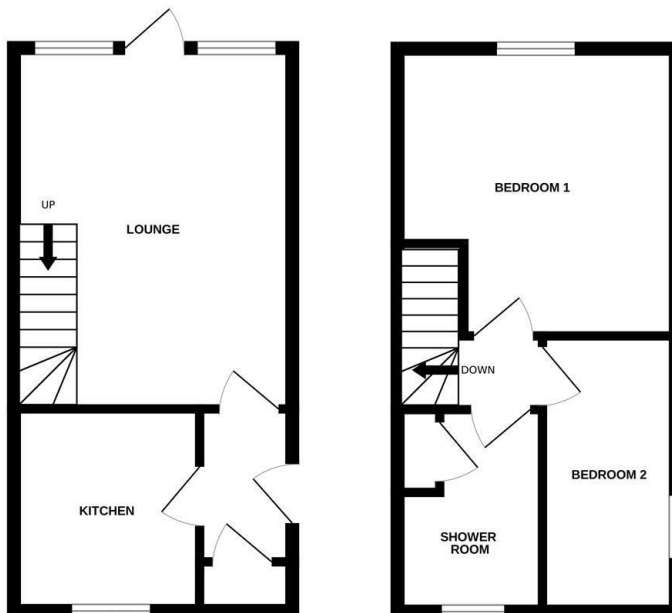
**COUNCIL TAX BAND**

**A**



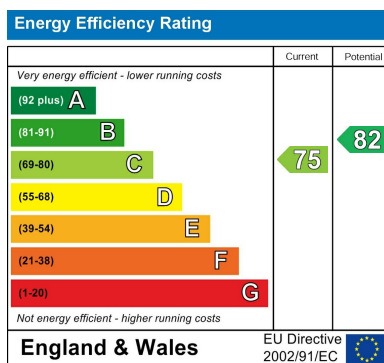
GROUND FLOOR  
279 sq.ft. (26.0 sq.m.) approx.

1ST FLOOR  
279 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 559 sq.ft. (51.9 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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### Viewing

By appointment only.

### Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

### DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

