



## 7 Apple Tree Lane Laceby, Grimsby, Lincolnshire DN37 7EJ

Situated on this popular residential development originally constructed by the reputable local builders Snape Limited, is this spacious MODERN THREE BEDROOM SEMI DETACHED HOUSE. Standing in WEST facing rear gardens, the spacious accommodation of this larger design includes: Entrance hall, cloaks/wc, lounge with double doors leading into the full width dining kitchen, three good sized bedrooms one with an en suite shower room plus a family bathroom/wc. Semi detached brick brick garage with off road parking. Gas central heating system. Double glazing. Open plan front garden plus enclosed rear garden.

**£229,950**

- MODERN SEMI DETACHED HOUSE
- POPULAR VILLAGE LOCATION
- CLOAKS, DINING KITCHEN
- LOUNGE
- THREE GOOD SIZED BEDROOMS
- EN SUITE & BATHROOM/WC
- SEMI DETACHED BRICK GARAGE
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- FRONT & WEST FACING REAR GARDENS



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

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## GROUND FLOOR

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### ENTRANCE HALL

Approached via a composite entrance door, this spacious lounge has a fashionable vinyl floor, radiator and having the staircase which leads up to the first floor which has a useful under stairs cupboard.



### CLOAKS/WC

Fitted with white suite comprising a low flush wc and a wash hand basin. Extractor fan, vinyl flooring and a double glazed window.



### LOUNGE (FRONT)

13'1" x 12'2" (3.99 x 3.71)

This formal lounge has two double glazed windows to the front elevation and radiator. Two contemporary style oak doors leads into kitchen/diner



### LOUNGE





## KITCHEN DINING ROOM

19'2" x 9'7" (5.86 x 2.94)

Fitted with an excellent range of cream high gloss base and wall cupboards including a built in electric oven, hob with an extractor fan above together with an integrated dishwasher, fridge and freezer. The contrasting work surfaces have space beneath for washing machine which extends to form a useful divide between the kitchen and the dining areas. Fitted breakfast bar area having acoustic wall panelling above. Vinyl flooring. Inset spot lights to ceiling. Radiator. Double glazed window plus double glazed french doors which opens onto the rear garden. The Potterton gas fired boiler is concealed in a matching wall cupboard.



## KITCHEN/DINING ROOM



## FIRST FLOOR

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## LANDING

Access to roof space. Useful airing cupboard,.

## BEDROOM ONE

12'5" x 9'6" (3.81 x 2.92)

Two double glazed windows to the rear elevation and radiator.



## EN SUITE SHOWER ROOM

9'9" x 3'1" (2.98 x 0.96)

This fully tiled shower room is fitted with a shower cubicle having a sliding door to the front, a small pedestal wash hand basin and a low flush wc. Heated towel rail. Inset spot lights to ceiling. Vinyl flooring.



### **BEDROOM TWO (FRONT)**

11'9" x 9'10" (3.6 x 3)

Two double glazed windows. Radiator.



### **BEDROOM THREE (FRONT)**

11'9" x 7'2" (3.6 x 2.2)

This good sized third bedroom has a double glazed window to the front elevation and radiator.



### **BATHROOM**

6'6" x 6'2" (1.99m x 1.89m)

Fitted with a suite in white comprising a panelled bath having a shower and glass screen above, a vanity unit and a low flush wc. Fully tiled walls. Vinyl flooring. Heated towel rail. Double glazed window.



### **OUTSIDE**

#### **SEMI DETACHED BRICK GARAGE**

17'0" x 8'10" (5.2 x 2.7)

Up and over door to the front, plus light and power. Additional off parking parking in front of the garage.



### THE GARDENS

The property stands in both front and rear gardens, the fore garden is open plan with a timber pedestrian gate leading to the enclosed WEST facing garden. This garden is mainly lawned having a paved patio situated close to the property. The timber garden shed is included in the sale which has light and power.



### 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.

### MANAGEMENT FEE

Management Fees - Management charge annually to Butt Lane Management is in the region of £140 (charged 2022)

### COUNCIL TAX BAND & EPC RATING

Council Tax Band - C

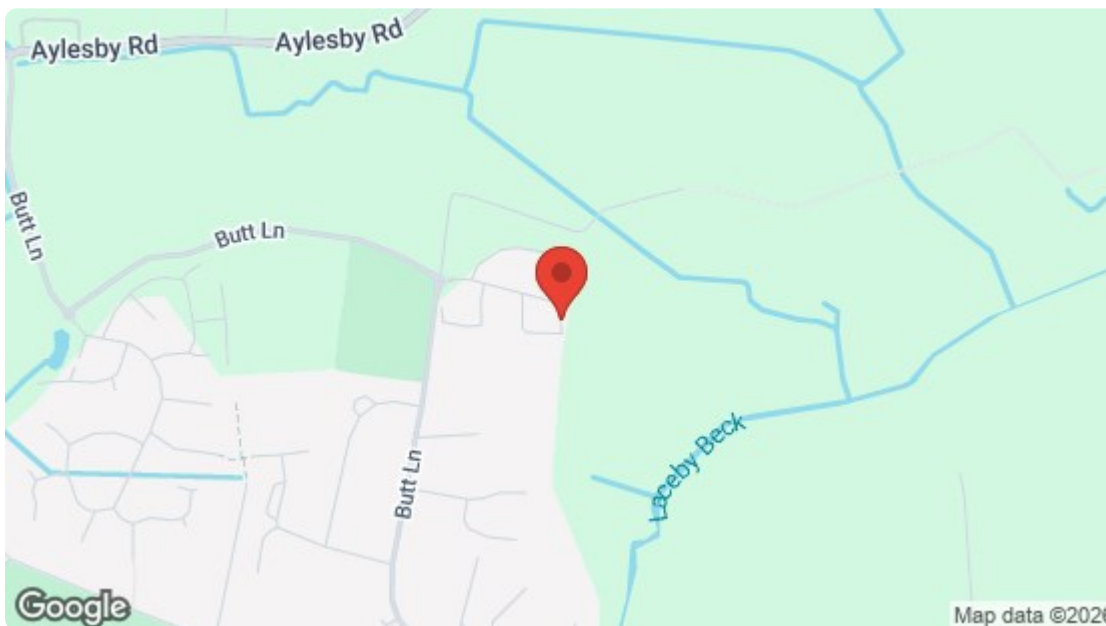
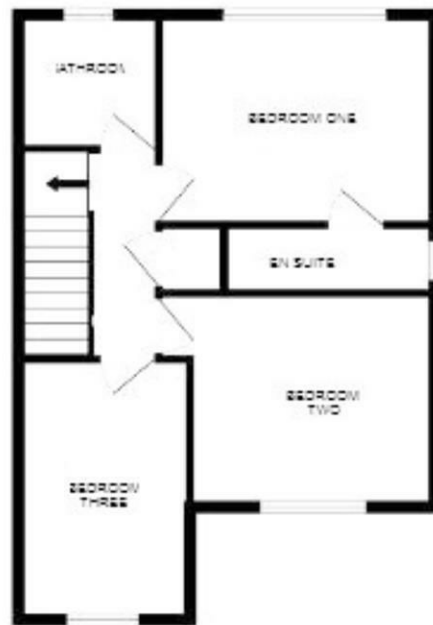
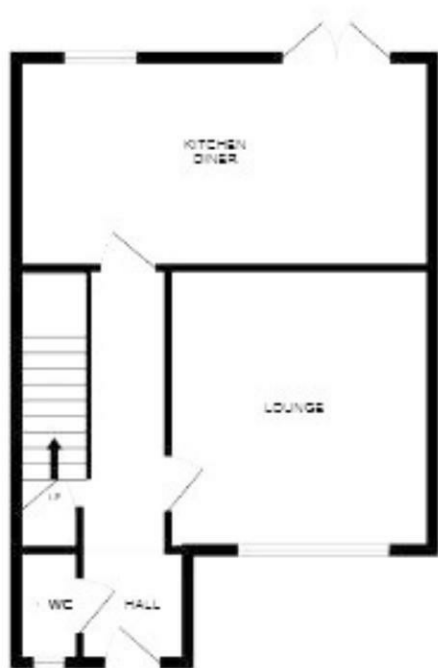
EPC -B

### OPENING TIMES

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

### VIEWING ARRANGEMENTS

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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.