



321 Laceby Road Grimsby, North East Lincolnshire DN34 5LP

An exceptionally spacious mature THREE BEDROOM SEMI DETACHED HOUSE, located in this convenient residential area with excellent transport links into the town centre, Humberside Airport and the motorway complex. Extended and improved over the years to now include: Welcoming entrance hall, lounge, sitting room, fitted kitchen, conservatory, utility/laundry room and cloaks/wc to the ground floor plus three bedrooms and a modern bathroom/wc to the first floor. Gas central heating system. Double glazing. Excellent sized front garden with parking for numerous cars, plus a side and SOUTH FACING enclosed rear garden which houses a substantial workshop.

Offers Over £170,000

- DECEPTIVELY SPACIOUS SEMI DETACHED HOUSE
- THREE RECEPTION ROOMS
- FITTED KITCHEN
- LAUNDRY/UTILITY & CLOAKS/WC
- THREE BEDROOMS
- MODRN BATHROOM/WC
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- GOOD SIZED GARDENS WITH DETACHED WORKSHOP



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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GROUND FLOOR

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ENTRANCE HALL

This spacious entrance hall is approached via a composite entrance door and is fitted with high gloss laminate flooring together with a circular double glazed small window to the side elevation, radiator with a decorative cover and a fitted Delft rack.



ENTRANCE HALL



LOUNGE (FRONT)

12'0" x 11'11" (3.66 x 3.64)

Situated at the front of the house this formal lounge has a double glazed window, radiator and included in the sale is the contemporary styled white fire surround inset with an electric fire. This room is again fitted with high gloss laminate flooring. Double doors leads into the:-



SITTING/DINING ROOM

15'11" x 11'6" (4.87 x 3.52)

Again having a high gloss laminate floor and a contemporary styled fire surround inset with an electric fire. Radiator. Double glazed French doors lead out onto the rear enclosed garden



SITTING/DINING ROOM



KITCHEN

16'3" x 6'7" (4.97 x 2.01)

Fitted with a range of modern base and wall cupboards having contrasting work surfaces inset with a white sink unit. Included in the sale is the Cream Range which includes a 5 ring gas hob. Tiled splash backs and again fitted with a high gloss laminate flooring. Radiator having a decorative cover. Double glazed window.



KITCHEN



UTILITY/LAUNDRY ROOM

12'0" x 8'0" (3.68 x 2.46)

This useful utility room is fitted with a range of modern base units having contrasting work surfaces with space beneath for washing machine etc. Tiled splash backs. Double glazed window and again fitted with high gloss laminate flooring.



CLOAKROOM/WC

4'3" x 2'2" (1.31 x 0.67)

Fitted with a low flush wc.

CONSERVATORY

12'6" x 8'10" (3.82 x 2.7)

This useful additional reception room has views over the rear garden and has double glazed windows and doors which opens into both the side and rear gardens. The vaulted ceiling has been insulated for all year use. Wall light point. Vinyl flooring.



FIRST FLOOR

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LANDING

The white spelled staircase leads up from the first floor. Double glazed window to the side elevation.



BEDROOM ONE

16'0" x 10'10" (4.88 x 3.32)

A spacious principle bedroom, fitted with a range of floor to ceiling wardrobes, radiator and double glazed widow.



BEDROOM ONE



BEDROOM TWO

12'0" x 10'10" (3.66 x 3.31)

Again fitted with a range of floor to ceiling wardrobes, radiator and double glazed window.



BEDROOM TWO



BEDROOM THREE

8'10" x 6'6" (2.71 x 2.00)

Double glazed window. Radiator.

BATHROOM

6'4" x 5'2" (1.95 x 1.60)

This contemporary styled bathroom is fitted with a suite in white comprising a P shaped panelled bath having a rainfall shower and screen above, a wall mounted vanity unit and a low flush wc. The walls are finished in grey mottled water proof wall boarding. Double glazed window. Radiator. Wall mounted mirror.



OUTSIDE

THE GARDENS

As previously mentioned the property is excellent sized garden with 321 standing well back from the road behind a brick wall with wrought iron gates leading onto the substantial block paved driveway providing excellent off road parking, the remainder of this garden contains an artificial lawned area. The enclosed side garden is ideal as a bin store/laundry area which is paved with raised borders. The enclosed SOUTH FACING garden again laid with an artificial lawn edged with timber sleeper borders. Steps lead up to a small patio area and the substantial workshop.



THE GARDENS



SIDE GARDEN



GARDEN WORKSHOP

14'4" x 8'4" (4.39 x 2.55)

Having 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.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC - D

VIEWING ARRANGEMENTS

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

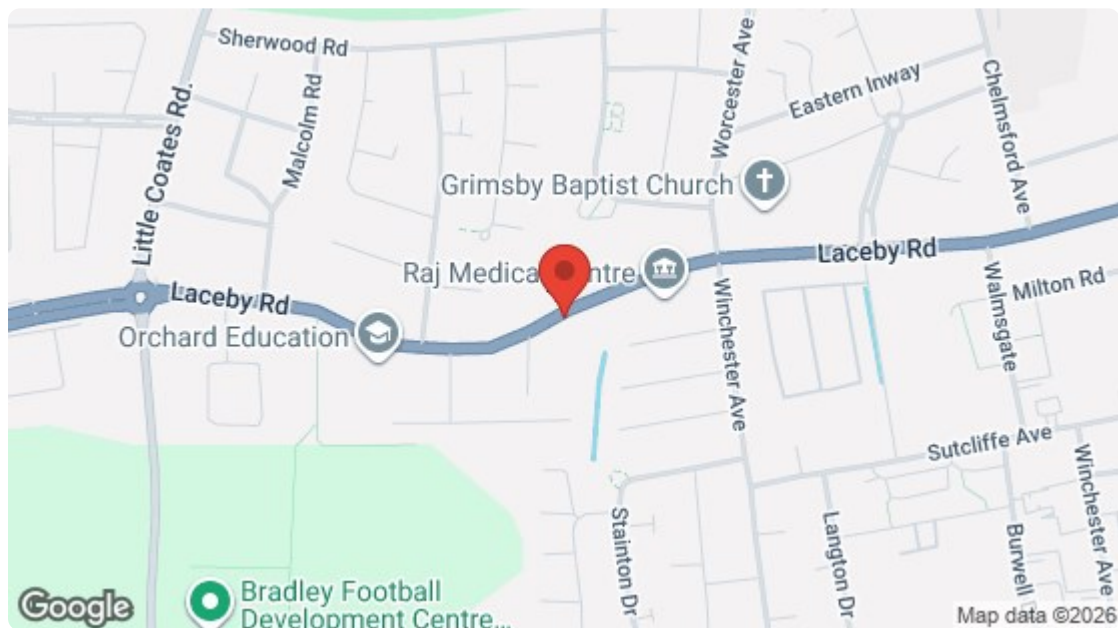
OPENING TIMES

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



Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.
Plan produced using PlanUp.

Laceby Road, Grimsby



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales 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.