



**16 Deene Close, Grimsby, North East Lincolnshire, DN34 5XB**  
**£165,000**



### Key Features:

- Three Bedroom End Link Property
- Modern Interior
- Spacious Living Room
- Dining Kitchen
- Downstairs WC and First Floor Family Bathroom
- Front and Rear Gardens
- Off Road Parking & Garage

Situated at Laceby Acres, this well presented three bedroom end link home offers modern accommodation ideal for families and first time buyers. The property is conveniently placed for local amenities and within close proximity to the popular Laceby Acres Primary Academy.

The accommodation includes a spacious living room, dining kitchen, and a downstairs cloak/WC. French doors open from the kitchen onto the low maintenance rear garden, creating a pleasant connection to the outdoor space. To the first floor are three bedrooms and a bathroom.

Outside, there are well maintained gardens to the front and rear, with off road parking, and a single garage.



### ENTRANCE HALLWAY

Accessed to the rear of the property, with a useful built-in shoe cupboard, and wood effect laminate flooring which continues throughout the ground floor.

### CLOAKROOM/WC

5'4" x 2'8" (1.64 x 0.82)

Fitted with a WC and vanity unit.

### LIVING ROOM

14'9" x 13'11" (4.52 x 4.26)

With a front aspect window, and staircase to the first floor.

### DINING KITCHEN

14'9" x 9'4" (4.51 x 2.86)

Fitted with a range of modern units, worktops inset with a stainless-steel sink, brand new built-in oven, gas hob with extractor over, integrated fridge/freezer, and plumbing for a washing machine. Rear aspect window, and French doors opening onto the rear garden.

### FIRST FLOOR

#### BEDROOM 1

10'5" x 8'2" (3.20 x 2.49)

To front aspect, with a built-in double wardrobe, and access to the loft via a drop-down ladder (loft boarded and housing the gas central heating boiler).

#### BEDROOM 2

9'9" x 8'1" (2.98 x 2.48)

To rear aspect, a second double bedroom with a built-in double wardrobe, plus storage cupboard.

#### BEDROOM 3

7'6" x 6'5" (2.30 x 1.96)

A single bedroom, to front aspect.

### BATHROOM

6'6" x 6'5" (2.00 x 1.96)

Fitted with a pedestal basin, WC, and panelled bath with shower over.

### TENURE

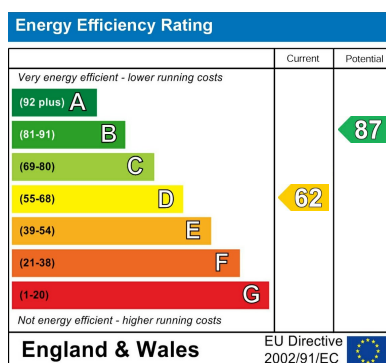
FREEHOLD

### COUNCIL TAX BAND

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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