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Cemetery Road, Laceby



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£210,000



A well-presented three-bedroom link-semi-detached house in the popular village of Laceby, offering two reception rooms including a separate study, a modern kitchen with utility and cloakroom, generous driveway parking and a private rear garden, all within easy reach of local amenities, schools and transport links near the Lincolnshire Wolds.

Key Features

- Semi-Detached House
- Popular Village Location
- Spacious, Well Presented Accommodation
- Modern Kitchen Diner, Bathroom & GF Cloakroom
- Three Bedrooms
- Utility Room
- EPC rating C
- Tenure: Freehold





Lovelle offer to market this three-bedroom link-semi-detached house situated in the popular village of Laceby, on the outskirts of Grimsby. This well-presented home offers practical and well-planned accommodation with two reception rooms, a modern kitchen with utility area, generous driveway parking and a private rear garden, making it particularly suitable for families and first-time buyers.

The property is approached via a large driveway providing ample off-road parking. A welcoming entrance hall sets the tone for the rest of the house, featuring smart acoustic panelling and a staircase to the first floor with useful storage cupboard beneath. A second side entrance via a porch leads directly to the study and two additional storage cupboards, offering convenient access and extra space for household items, coats and shoes.

The main lounge is a comfortable reception room with dual aspect windows providing good natural light and views over the garden. Doors open directly to the rear garden, creating an easy flow between indoor and outdoor space. This is an ideal area for everyday relaxation.

A separate study offers a dedicated space for home working, hobbies or quiet reading. Accessed from the side porch, this room benefits from a degree of separation from the main living area, making it well-suited to those needing a focused workspace.

The kitchen is fitted with modern units, complemented by wood-effect worktops and a stylish tiled splashback. A ceramic sink, dishwasher, integrated oven, hob and extractor are included, and there is space for a dining table, allowing for informal family meals. The adjoining utility room provides further storage and appliance space, helping to keep the main kitchen area clear and organised. Off the kitchen there is a cloakroom fitted with a sink and vanity unit and a WC, adding welcome ground-floor convenience for residents and guests.

To the first floor, the property offers three bedrooms. The main bedroom is a double room featuring built-in wardrobes and a decorative fireplace, adding

character alongside useful storage. The second bedroom is also a double, with built-in wardrobes. The third bedroom is a single room, again with built-in wardrobes, making it a practical child's room, nursery or occasional guest room.

The family bathroom has a modern suite including a bath with rainfall shower over, complemented by marble-effect aqua wall panelling, sink and WC. The contemporary finish and easy-clean surfaces make it a functional and attractive space.

Externally, the private rear garden provides an enclosed outdoor area suitable for families. There is a large shed in the garden, offering excellent storage for tools, bicycles or garden equipment. The combination of driveway parking and private garden will appeal to those seeking outside space as well as convenience.

The property benefits from uPVC double glazing and gas central heating.

Laceby is a well-regarded village on the edge of the Lincolnshire Wolds, offering a good range of local amenities including shops, village pubs and everyday services. The surrounding area provides attractive green spaces, walking routes and cycling routes, with the Wolds accessible almost from the doorstep, appealing to those who enjoy outdoor recreation.

Nearby parks and recreational areas in and around the village and Grimsby, provide additional leisure options, while the wider locality offers access to supermarkets, retail parks and further services. Families are well served by nearby schools in Laceby and the surrounding villages and suburbs, making this an appealing location for those with children.

Public transport links connect Laceby with Grimsby, Cleethorpes and other local centres. Grimsby has railway stations with services to regional hubs such as Lincoln, Doncaster and Manchester, providing onward connections across the country. Road links are also convenient, with routes towards the A46 and A180 giving access to the wider Lincolnshire and Humber region.





This three-bedroom semi-detached house for sale in Laceby combines well-presented accommodation, practical layout and a convenient village setting close to the Lincolnshire Wolds, local amenities, schools and transport links.

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Mobile and broadband

It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.





Ground Floor
Approx. 62.0 sq. metres (666.9 sq. feet)



First Floor
Approx. 42.6 sq. metres (458.3 sq. feet)



Total area: approx. 104.5 sq. metres (1125.2 sq. feet)

The provided floor plan is intended for general informational purposes only and may not accurately represent the exact dimensions, layout, or features of the property. The floor plan should not be relied upon for making decisions about purchasing, renting, or modifying the property. Actual measurements and features may vary. It is recommended that interested parties conduct a physical inspection of the property to verify the accuracy of the floor plan and obtain specific information about the property's condition, amenities, and any other relevant details.
Plan produced using PlanUp.



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