

Buy. Sell. Rent. Let.



Orion Way, Laceby Acres, Grimsby



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**£125,000**

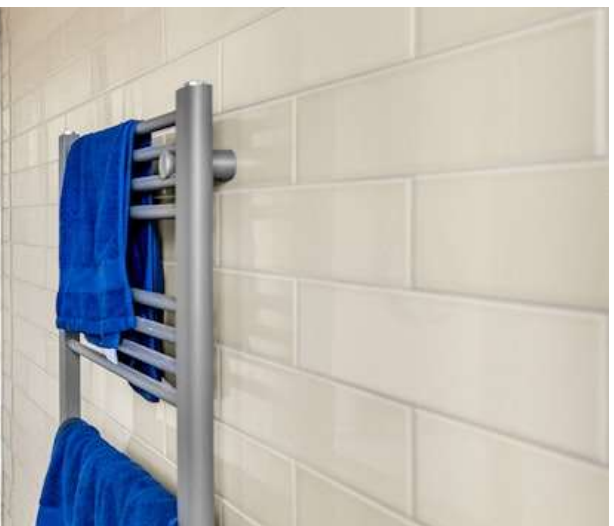
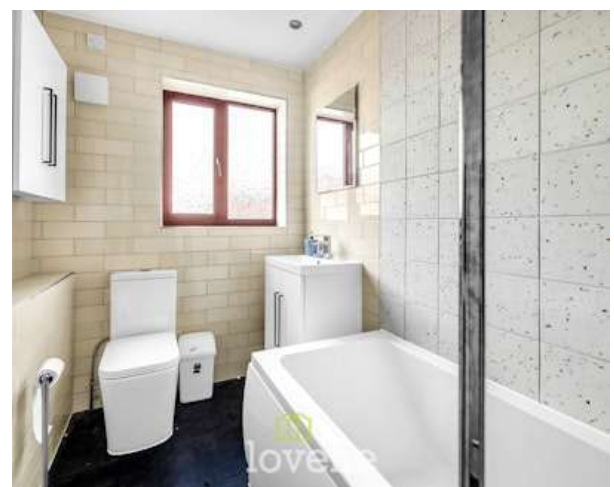
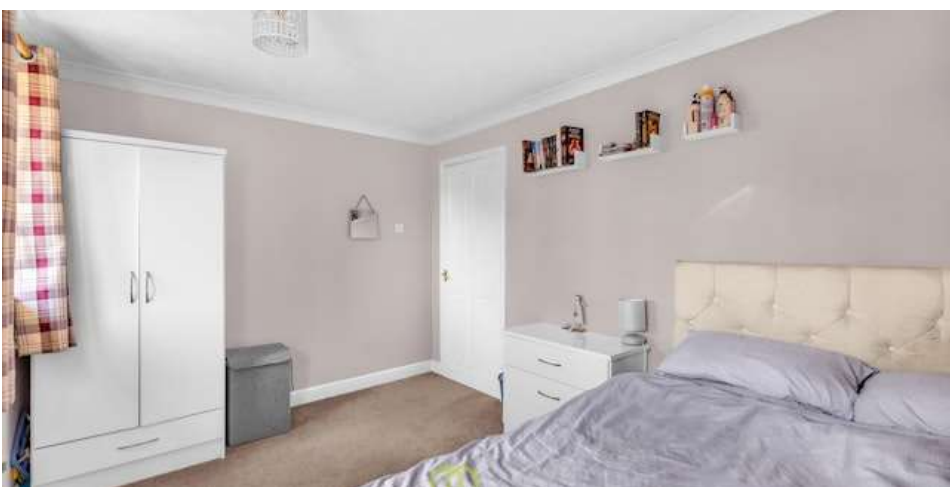


A well-presented two-bedroom semi-detached house for sale in a sought-after area of Grimsby, featuring a spacious lounge, modern kitchen and bathroom, driveway parking, a generous garden, and convenient access to local amenities, transport links and Grimsby town centre.

#### Key Features

- Semi Detached House
- Superbly Presented
- Two Bedrooms
- Modern Kitchen & Bathroom
- Driveway & Garden
- uPVC Double Glazed & GCH
- EPC rating C
- Tenure: Freehold







This two-bedroom semi-detached house is **\*\*for sale\*\*** in a sought-after residential area of Laceby Acres on the outskirts of Grimsby, offering well-presented accommodation suited to first-time buyers, families and couples.

The ground floor features a spacious lounge with a feature fire surround and gas fire, providing a comfortable main reception space. The modern kitchen is fitted with contemporary units and worktops, with oven and hob, plumbing for a washer, a 1 & 1/4 sink, dual aspect windows and a door leading directly to the garden.

Upstairs, there are two bedrooms, including a double bedroom and a very generous size second bedroom. The modern bathroom is finished with stylish tiles and includes a rainfall shower over the bath, sink with vanity and WC.

Externally, the property benefits from a driveway and a generous, well presented garden, offering outdoor space for relaxing or entertaining. The house has uPVC double glazing and gas central heating.

The location provides access to local amenities including shops, schools and green spaces, with walking routes nearby. Grimsby town centre offers a wider range of retail and leisure facilities, along with cafes and restaurants.

Public transport links are available via nearby bus routes into Grimsby town centre and surrounding areas. Grimsby Town railway station connects to destinations such as Manchester and Sheffield, with services to regional hubs for onward travel. Road links also provide access to the A180 and wider motorway network.

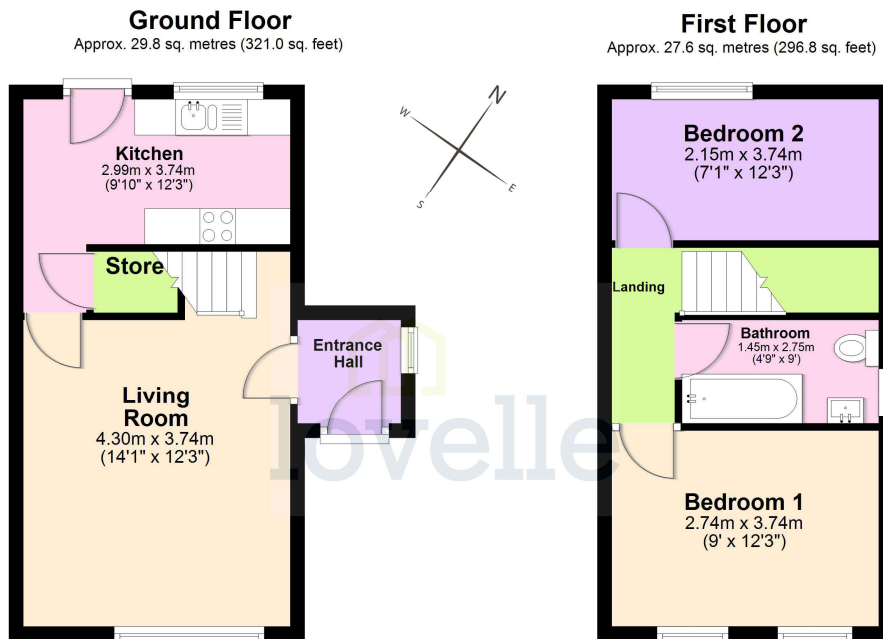
## Disclaimer

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 & broadband

It is advised that prospective purchasers visit [checker.ofcom.org.uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.





Total area: approx. 57.4 sq. metres (617.9 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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