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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Orion Way

Laceby Acres
DN34 5UA

Offers in the Region Of £95,000

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Property Introduction

****No Forward Chain | Spacious Double Bedroom | Kitchen & Shower Room | Low-Maintenance Garden | Off-Road Parking****
Crofts Estate Agents are delighted to offer for sale this well-presented Clipper-style property, ideally situated on Orion Way within the popular and well-established Laceby Acres development. Offered for sale with ****no forward chain****, this attractive home represents an excellent opportunity for a first-time buyer, professional couple or buy-to-let investor looking to add to their rental portfolio. The property has been well maintained by the current owner and benefits from tasteful décor throughout, along with a modern kitchen, contemporary shower room, off-road parking and a low-maintenance garden. Upon entering, the ground floor accommodation comprises a welcoming entrance porch leading into the comfortable living room. From here, the modern kitchen provides a practical and well-equipped space, while the shower room completes the ground floor accommodation. A staircase rises to the first floor, where you will find a particularly spacious double bedroom. The bedroom benefits from a Velux window, allowing plenty of natural light, together with fitted wardrobes providing useful storage. Outside, the property benefits from a low-maintenance garden, ideal for those seeking an outdoor space without extensive upkeep, along with off-road parking. Situated within the popular Laceby Acres area, the property is conveniently placed for local amenities, transport links and the surrounding areas. With its spacious bedroom, modern fittings, attractive presentation and ****no forward chain****, this property is

sure to appeal to a range of buyers. Early viewing is highly recommended.

Entrance

Entering into a small hall area with vinyl flooring.

Lounge/Diner

13' 4" x 12' 6" (4.07m x 3.82m)

With a window to the side elevation, a radiator and a carpeted floor.

Kitchen

6' 7" x 6' 0" (2.01m x 1.83m)

With a tiled floor and a range of fitted units with a sink and drainer and plumbing for a washing machine.

Shower Room

6' 6" x 5' 6" (1.98m x 1.67m)

With an opaque window to the front elevation, vinyl flooring and a white suite with a WC, basin and a shower cubicle with a mains shower.

Bedroom

13' 5" x 8' 6" (4.08m x 2.60m)

A staircase leads up to the bedroom with a radiator and a carpeted floor. There are also fitted wardrobes.

Outside

With a low maintenance garden and parking.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

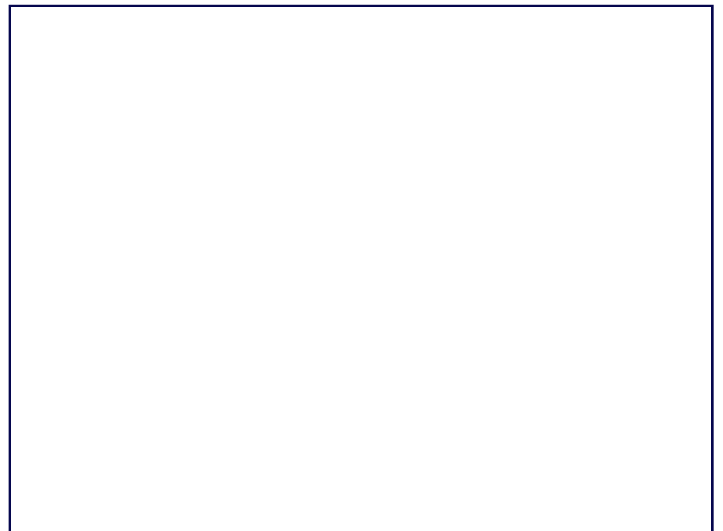
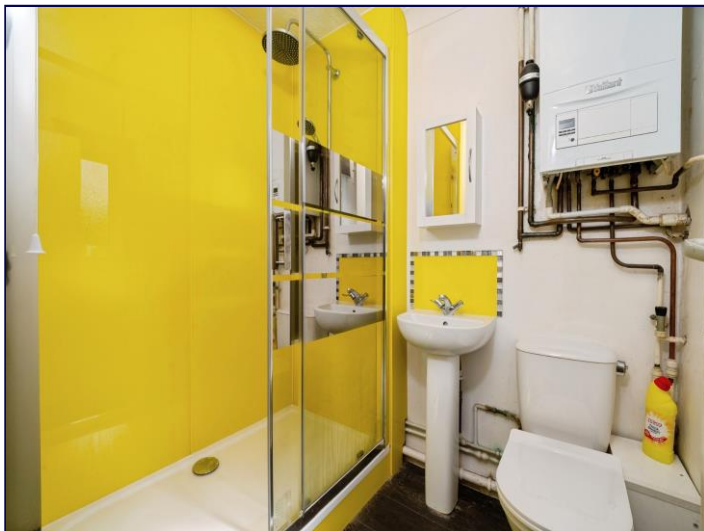
Viewings

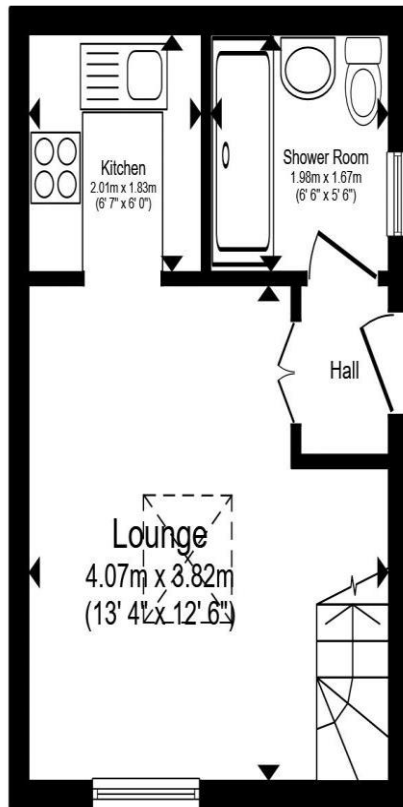
Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

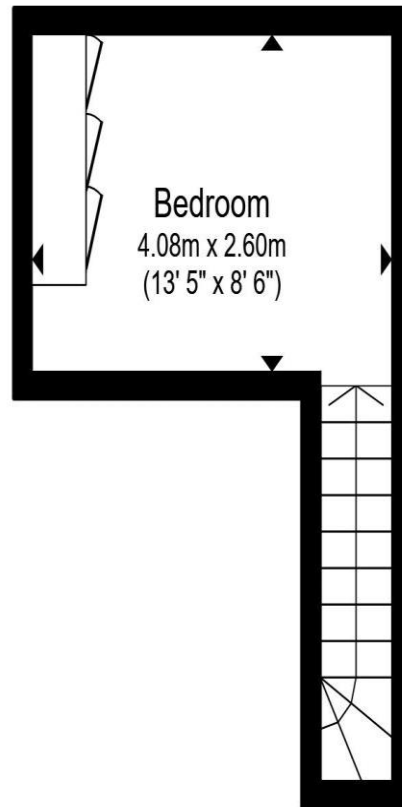
Band A: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Mortgage Services





Ground Floor



First Floor

Total floor area 35.9 m² (387 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

