



169 Orion Way

Laceby Acres, Grimsby, North East Lincolnshire DN34 5UG

Joy Walker are delighted to offer for sale this well-presented three-bedroom detached home, occupying a popular position on the Laceby Acres estate and offered for sale with the added benefit of NO ONWARD CHAIN. From the moment you step inside, this is a home that offers a good balance of practical family living and entertaining space. The property has been freshly whitewashed throughout, creating a bright, clean and neutral backdrop that allows the discerning new owner to add their own personal touches and make the property truly their own. The ground floor is centred around a bright, open-plan living area, with patio doors providing a direct connection to the rear garden and allowing plenty of natural light into the room. The modern kitchen sits alongside a useful dining area, creating a sociable space that works equally well for busy family life or hosting friends and family. Upstairs, there are three comfortable bedrooms, complemented by a contemporary three-piece bathroom. The accommodation provides plenty of flexibility for a family, first-time buyer or those looking for additional space to work from home. Outside, the property benefits from a substantial driveway, offering excellent off-road parking and access to the integral garage. The enclosed rear garden provides a private outdoor area with plenty of scope for enjoying the warmer months, entertaining or simply relaxing. The property is ideally placed for access to local schools, everyday amenities and public transport links, while Grimsby town centre is also within easy reach. Viewing is highly recommended to appreciate the accommodation and position this property has to offer.

- POPULAR LACEBY ACRES LOCATION
- WELL-PRESENTED THROUGHOUT
- THREE-BEDROOM DETACHED HOME
- BRIGHT OPEN-PLAN LIVING SPACE
- MODERN FITTED KITCHEN & DINING AREA
- THREE WELL-PROPORTIONED BEDROOMS
- MODERN THREE-PIECE BATHROOM
- GENEROUS DRIVEWAY & INTEGRAL GARAGE
- ENCLOSED REAR GARDEN



Offers Over £180,000

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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GROUND FLOOR

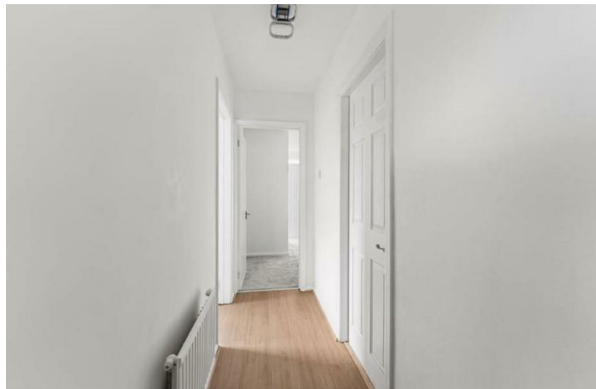
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ENTRANCE

Access to the front of the property is via a solid timber door with a glazed arch, leading into the hallway.

HALLWAY

The welcoming hallway features wood-effect laminate flooring, white panelled internal doors, a radiator, and a door providing access to the integral garage.



KITCHEN

16'9" x 5'7" (5.12 x 1.72)

The modern kitchen has been newly fitted with a range of white wall and base units, complemented by a bank of full-height larder cupboards, contrasting wood-effect work surfaces and matching upstands. The kitchen incorporates a stainless steel sink and drainer, gas hob with stainless steel splashbacks, matching chimney-style extractor hood and electric fan-assisted oven beneath. There is also ample space for a freestanding fridge freezer and automatic washing machine. The wall-mounted boiler is discreetly concealed within a matching unit. Further features include recessed ceiling downlights, wood-effect laminate flooring, radiator and a uPVC double-glazed window fitted with day and night blinds. To the side aspect, a half-glazed uPVC door provides access to the rear garden. The kitchen is open to the dining area, creating a practical and sociable space for both everyday family life and entertaining.



KITCHEN



KITCHEN



DINING AREA

8'3" x 7'4" (2.54 x 2.24)

Open from the kitchen, the dining area continues with wood-effect laminate flooring, down lights and features a radiator, uPVC double-glazed window overlooking the rear garden, fitted with day and night blinds, and double white panelled doors leading into the lounge. Together, the kitchen and dining area create a fabulous open-plan space, ideal for both everyday family living and entertaining.



DINING AREA



LOUNGE

22'11" x 11'1" (7.00 x 3.38)

The lounge can be accessed via the double doors from the dining area or directly from the hallway. The room features ceiling coving, newly laid carpeted flooring, a radiator and uPVC double-glazed patio doors opening onto the rear patio area. A feature fireplace provides an attractive focal point, with a white wood surround, marble-effect back and hearth, and inset electric fire. The returned staircase is open to the lounge and features a white open-spindle balustrade, complemented by a useful storage cupboard beneath, making excellent use of the available space.



LOUNGE



LOUNGE



LOUNGE



FIRST FLOOR

FIRST FLOOR LANDING

The landing continues with newly laid carpeted flooring and features a white open-spindle balustrade, useful linen cupboard, radiator and ceiling hatch providing access to the loft. The loft is fully insulated.



FIRST FLOOR LANDING



BEDROOM ONE

12'9" x 8'0" (3.91 x 2.46)

The largest of the three bedrooms is positioned to the rear of the property and features newly laid carpeted flooring, a coved ceiling, radiator and uPVC double-glazed bay window overlooking the rear aspect.



BEDROOM TWO

11'1" x 7'11" (3.38 x 2.43)

The second double bedroom is positioned to the front aspect and features a uPVC double-glazed window, newly laid carpeted flooring and radiator.



BEDROOM THREE

8'9" x 8'1" (2.69 x 2.47)

The third bedroom is a good-sized room, featuring a uPVC double-glazed window overlooking the rear aspect, newly laid carpeted flooring and a radiator.



BATHROOM

7'11" x 5'1" (2.43 x 1.55)

The family bathroom benefits from a white three-piece suite comprising a bath with shower attachment and glazed shower screen, vanity unit with useful storage and inset hand wash basin, and low-flush WC. The room is finished with tiled splashback areas, extractor fan, uPVC double-glazed window to the front aspect, radiator and attractive wood-effect herringbone-style vinyl flooring.



OUTSIDE

THE GARDENS

The property is set back from the road, with a driveway providing ample off-road parking and leading to the integral garage. The remainder of the front garden is laid with decorative shingle for ease of maintenance, with pathways leading to the property and a wooden gate providing access to the rear garden. The south-westerly facing rear garden is fully enclosed by fencing and offers an excellent outdoor space, featuring a paved patio area, paved pathways and a raised lawn with attractive shingle borders. To the rear, there is a further shingle planting area, creating a generous and versatile garden that is ideal for summer entertaining, outdoor dining or simply relaxing and enjoying the sunshine.



THE GARDENS



THE GARDENS



REAR VIEW



GARAGE

18'9" x 8'0" (5.74 x 2.45)

The integral garage benefits from an up-and-over door to the front aspect and is fitted with power and lighting. An integral door provides convenient access directly into the hallway.

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 - A

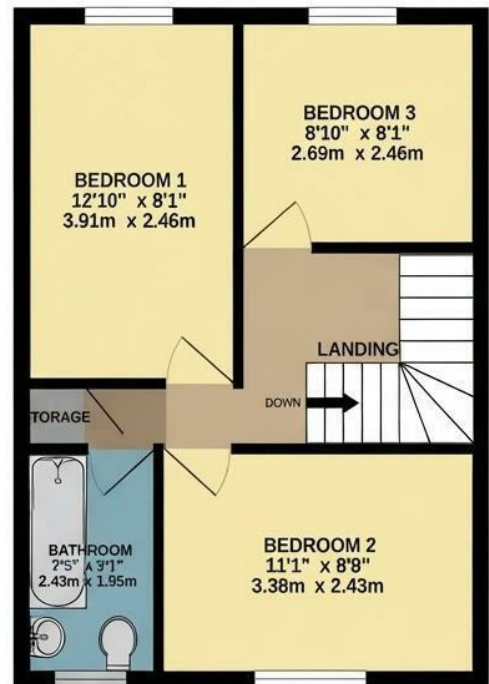
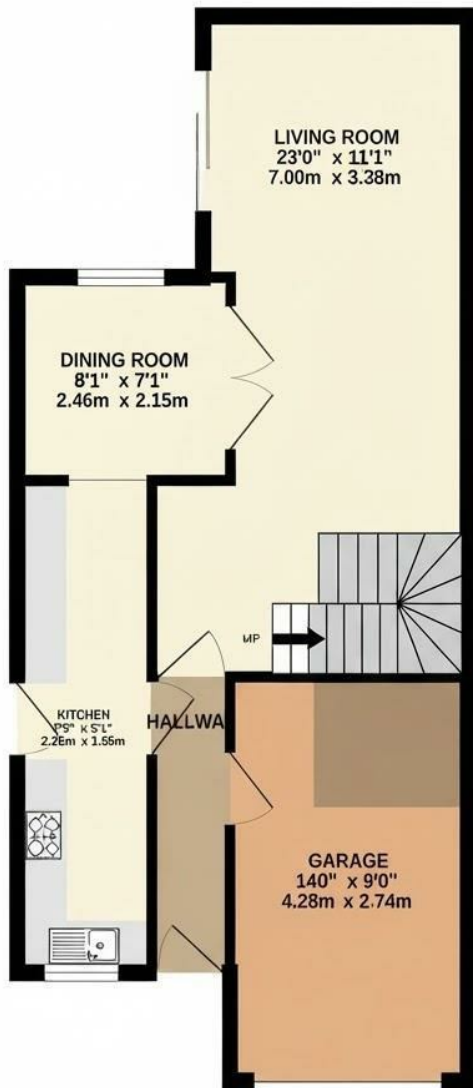
EPC - D

OPENING TIMES

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

VIEWING ARRANGEMENTS

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(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.