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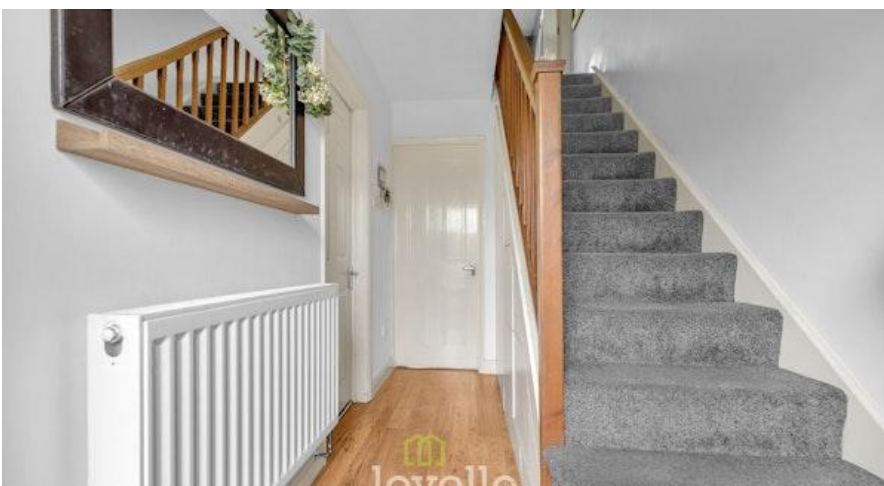


Harlstone Court, Laceby Acres, Grimsby



When it comes to
property it must be


lovelle



£175,000



A well-presented three-bedroom detached house in a cul-de-sac in popular Laceby Acres on the outskirts of Grimsby, offering a spacious lounge/diner, modern kitchen, off-road parking with garage, and convenient access to schools, amenities and transport links—ideal for first-time buyers and families.

Key Features

- Detached Three Bedroom House
- Modern Kitchen & Bathroom
- Driveway & Garage
- Popular Location
- Spacious Lounge
- uPVC DG & GCH
- EPC rating C
- Tenure: Freehold



This three-bedroom detached house is for sale in the popular Laceby Acres area on the outskirts of Grimsby, positioned in a cul-de-sac setting with convenient access to local amenities.

The ground floor offers a welcoming hallway with built-in understairs storage, leading to a spacious lounge/diner with dual aspect windows, providing pleasant views over the front and rear. The kitchen features modern units, a sink, a breakfast area and plumbing for both a washer and dishwasher, creating a practical space for day-to-day living. Upstairs are three bedrooms, including a generous double principle bedroom, and a bathroom fitted with a shower over bath, sink and WC, complemented by a vanity unit.

The property benefits from uPVC double glazing and gas central heating. Externally, there is a driveway providing off-road parking and a garage. To the rear, the garden is landscaped and enclosed, perfect for entertaining or enjoying with friends or family.

Laceby Acres is well regarded for its nearby schools and family-friendly green spaces, with local walking routes and parks within easy reach. Everyday shopping and services are available on the nearby local parade and along the main routes into Grimsby town centre, where a wider range of shops, supermarkets and leisure facilities can be found.

Public transport links are accessible via local bus routes connecting Laceby Acres to Grimsby town centre and surrounding areas. Grimsby Town railway station provides services towards Cleethorpes, Lincoln and beyond, with typical journey times to Cleethorpes of around 10 minutes and to Lincoln of around an hour, offering suitable options for commuting and leisure travel.

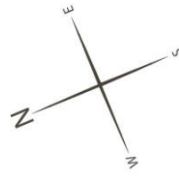
This property is well suited to first-time buyers and families, contact Lovelle to arrange a your viewing, you won't be disappointed.

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.

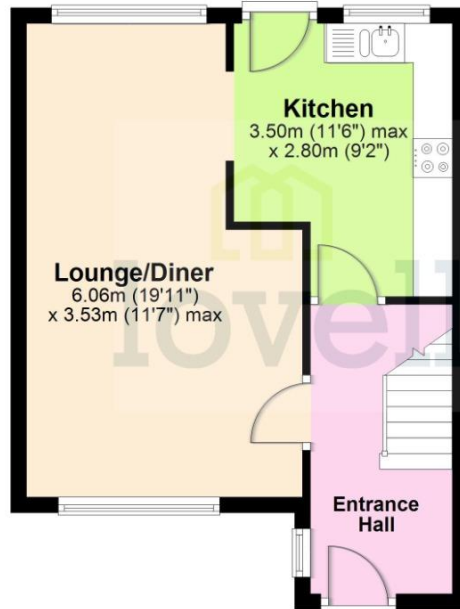
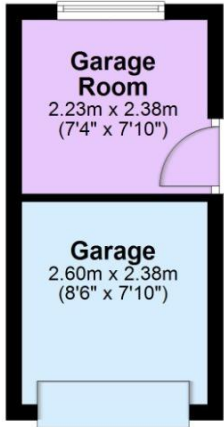
Mobile and broadband

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



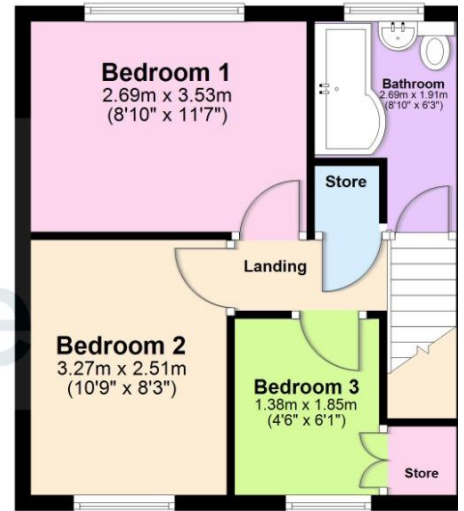
Ground Floor

Approx. 47.0 sq. metres (505.8 sq. feet)

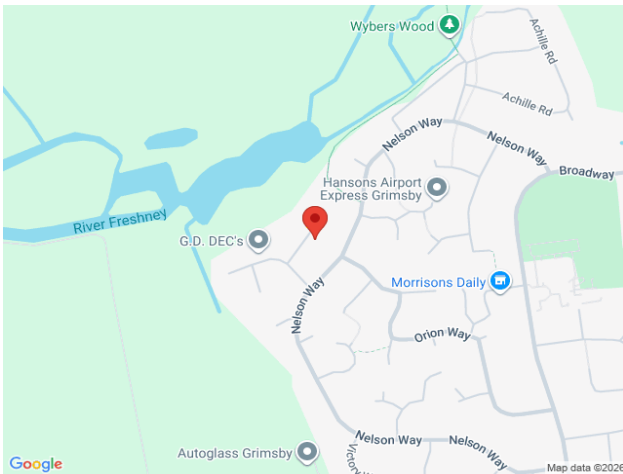


First Floor

Approx. 32.1 sq. metres (345.6 sq. feet)



Total area: approx. 79.1 sq. metres (851.4 sq. feet)



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