



64 Butt Lane Laceby, Grimsby, North East Lincolnshire DN37 7AH

Situated in the highly sought-after village of Laceby, this impressive detached dormer bungalow enjoys a generous plot within easy reach of local amenities, excellent motorway links, and a highly regarded school catchment area, making it an ideal home for families and commuters alike. Benefitting from gas central heating and uPVC double glazing throughout, the versatile and well-proportioned accommodation comprises an entrance porch, welcoming reception hallway, spacious kitchen diner opening into a rear sitting room, conservatory, lounge, ground floor master bedroom, shower room, and study/office area. To the first floor are three further good-sized bedrooms and a family bathroom. Externally, the property boasts a substantial lawned front garden with mature border planting, an extensive driveway providing ample off-road parking, a detached garage, and a large rear garden featuring mature trees, established planting, dual-aspect patio areas, and a timber shed. Offering excellent living space both inside and out, early viewing is highly recommended to fully appreciate all that this superb home has to offer.

£350,000

- SOUGHT-AFTER LACEBY VILLAGE LOCATION
- CLOSE TO AMENITIES & MOTORWAY LINKS
- HIGHLY REGARDED SCHOOL CATCHMENT
- DETACHED DORMER BUNGALOW
- LARGE PLOT
- FOUR BEDROOMS
- KITCHEN DINER & SITTING ROOM
- CONSERVATORY & STUDY
- DETACHED GARAGE & DRIVEWAY
- LARGE MATURE REAR GARDEN



DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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ENTRANCE

Accessed via a uPVC double-glazed door with adjoining side-light panels to the side of the property, opening into the entrance porch.



PORCH

With tiled flooring and a glazed wooden door providing access to the reception hallway.

HALLWAY

A welcoming reception hallway featuring a coved ceiling, carpeted flooring, radiator, and connecting doors providing access to the remaining accommodation.



KITCHEN DINER

13'1" x 10'11" (4.00 x 3.33)

The spacious kitchen diner enjoys dual-aspect uPVC double-glazed windows and is fitted with an extensive range of white gloss wall and base units complemented by contrasting work surfaces and tiled splashbacks. Integrated appliances include a stainless steel sink and drainer, ceramic hob with a stainless steel chimney-style extractor hood above, and a double electric fan-assisted oven below. There is ample space for a washing machine, dishwasher, and fridge freezer. Finished with tiled-effect vinyl flooring and a radiator, the room is open-plan to the rear sitting room and features a uPVC double-glazed door leading into the conservatory.



KITCHEN DINER



KITCHEN DINER



REAR SITTING ROOM

11'7" x 11'0" (3.54 x 3.36)

Open-plan from the kitchen, the rear sitting room features carpeted flooring, a radiator, and uPVC patio doors leading into the conservatory, creating a comfortable and relaxing space with pleasant views over the rear garden.



CONSERVATORY

14'7" x 8'1" (4.47 x 2.48)

The brick-built conservatory enjoys delightful views over the rear garden and features uPVC double-glazed windows and French doors opening onto the patio. Finished with tiled flooring, the room also benefits from fitted storage units with a wood-effect work surface and two radiators, creating a practical and comfortable additional living space.



CONSERVATORY



LOUNGE

12'11" x 12'0" (3.94 x 3.67)

The lounge enjoys a front aspect with a uPVC double-glazed bay window and an additional uPVC double-glazed window to the side, allowing for plenty of natural light. Finished with carpeted flooring and a radiator, the room is centred around an attractive brick fireplace with an oak mantel and matching side plinths, creating a warm and inviting focal point.



BEDROOM ONE (GROUND FLOOR)

12'0" x 10'11" (3.67 x 3.34)

The ground floor master bedroom features a uPVC double-glazed bay window, carpeted flooring, and a radiator.



SHOWER ROOM (GROUND FLOOR)

7'10" x 5'6" (2.39 x 1.68)

The modern shower room benefits from a white three-piece suite comprising a walk-in shower with glazed screens, vanity hand wash unit with useful storage, and a low-flush WC with concealed cistern. Finished with fully tiled walls, vinyl flooring, a radiator, and a uPVC double-glazed window to the side aspect.



STUDY/OFFICE

8'7" x 7'11" (2.64 x 2.43)

A useful area providing an ideal home office space, featuring a uPVC double-glazed window to the side aspect, coved ceiling, radiator, and carpeted flooring. A carpeted return staircase with an open wooden spindle balustrade leads to the first floor.

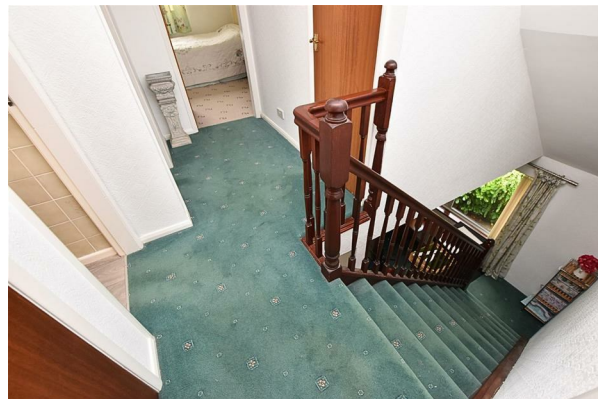


FIRST FLOOR

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FIRST FLOOR LANDING

Featuring continued carpeted flooring and an open wooden spindle balustrade, the landing also benefits from a handy airing cupboard and a large walk-in loft space.



BEDROOM TWO

11'10" x 10'11" (3.62 x 3.33)

Situated to the rear aspect, this bedroom features a uPVC double-glazed window, carpeted flooring, radiator, and built-in wardrobes.



BEDROOM THREE (L-SHAPED)

13'1" x 10'10" (3.99 x 3.32)

Featuring a uPVC double-glazed window to the front aspect, carpeted flooring, radiator, and handy built-in shelving.



BEDROOM FOUR

9'6" x 7'11" (2.92 x 2.42)

The fourth bedroom features a uPVC double-glazed window to the side aspect, carpeted flooring, and a radiator.



BATHROOM

8'3" x 5'8" (2.52 x 1.74)

The family bathroom benefits from a three-piece suite comprising a bath, pedestal hand wash basin, and low-flush WC. Finished with fully tiled walls, vinyl flooring, a radiator, and a uPVC double-glazed window to the side aspect.



OUTSIDE

THE GARDENS

The property is set back from the road behind attractive picket fencing with additional side fencing, providing privacy and a welcoming approach. A large driveway offers ample off-road parking and leads to the detached garage. The front garden is predominantly laid to lawn with mature planting to the borders. To the rear, the private garden is a fantastic size, featuring fenced boundaries, established trees and shrubs, laurel borders, dual-aspect paved patio areas, and a timber shed, creating an ideal space for keen gardeners and outdoor enjoyment.



THE GARDENS



THE GARDENS



REAR VIEW



FRONT GARDEN



DETACHED GARAGE

Featuring an up-and-over door to the front aspect, a side courtesy door, and fitted with power and lighting.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - C

EPC - D

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.

VIEWING ARRANGEMENTS

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

OPENING TIMES

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

Ground Floor

Approx. 92.1 sq. metres (990.9 sq. feet)



First Floor

Approx. 50.0 sq. metres (538.1 sq. feet)



Total area: approx. 142.0 sq. metres (1529.0 sq. feet)



Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		61	73
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.