Joy Walker

ESTATE AGENTS



237 Broadway

Laceby Acres, Grimsby, North East Lincolnshire DN34 5QX

A Fantastic Extended Three-Bedroom Detached Family Home
Situated on Broadway in the popular village of Laceby, this attractive three-bedroom detached home offers generous and versatile accommodation, making it an ideal choice for family living. Laceby is a well-regarded village with a welcoming community, local amenities and excellent road links to the A18, A46 and M180, providing convenient access for commuters. Extended by the current vendors to create a wonderful family home, the property offers spacious and flexible living accommodation, briefly comprising an entrance porch, reception hallway and impressive open-plan living, dining and kitchen space, featuring a multi-fuel stove. To the first floor are three good-sized bedrooms and a family bathroom fitted with a white four-piece suite. Externally, the property enjoys a generous plot with off-road parking to the front and a garage. To the rear is a private garden, mainly laid to lawn, with a paved patio area, covered pergola and further covered outdoor entertaining space, perfect for relaxing and enjoying time with family and friends. Offering excellent family accommodation both inside and out, this is a lovely home in a convenient village location. Viewing is a must to fully appreciate all that is on offer!

- THREE BEDROOM DETACHED
- EXTENDED FAMILY HOME
- VERSATILE LIVING SPACE
- OPEN-PLAN LIVING/DINING KITCHEN
- MULTI-FUEL STOVE
- FOUR-PIECE BATHROOM
- OFF-ROAD PARKING
- GARAGE
- PRIVATE REAR GARDEN
- EXCELLENT ROAD LINKS







Offers Over £225,000

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www.joywalker.co.uk

MEASUREMENTS
All measurements are approximate.

ACCOMMODATION
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ENTRANCE
The property is accessed via a uPVC sliding door with adjoining side light panel, leading into the entrance porch.



PORCH
Featuring tiled flooring and a uPVC double-glazed door with an adjoining side light panel, providing access into the reception hallway.

RECEPTION HALLWAY
The reception hallway features coving to the ceiling, contemporary wall panelling to dado height and carpeted flooring. The carpeted staircase is complemented by an attractive white-painted wooden spindle balustrade, while a useful storage cupboard offers additional practicality.



OPEN PLAN LIVING KITCHEN DINER
23'1" x 18'9" (7.06 x 5.73)
The impressive open-plan living space offers a wonderful blend of kitchen, lounge and dining areas, creating a versatile and welcoming environment ideal for both everyday family living and entertaining. The kitchen is fitted with an extensive range of cream-fronted wall and base units, complemented by contrasting wood-effect work surfaces and tiled splashbacks. There is a composite sink and drainer, space for a range cooker with stainless steel chimney-style extractor hood, ample room for an automatic washing machine, fridge and freezer, together with a particularly useful large pantry cupboard, providing excellent storage. The kitchen flows seamlessly into the lounge and dining areas, creating a lovely sociable space. The lounge features attractive tiled flooring and a charming focal-point fireplace with oak mantel, open chimney and multi-fuel stove, perfect for cosy evenings. Natural light floods the room through the uPVC double-glazed windows, which benefit from tinted privacy glass, along with French doors opening directly onto the garden and floor-to-ceiling windows to the side aspect, also incorporating privacy glass. There is also a uPVC double-glazed door providing access to the covered seating area. Finished with recessed downlighting and a further radiator, the space offers ample room for a family-sized dining table, making it an ideal setting for entertaining and spending time together.



OPEN PLAN LIVING KITCHEN DINER



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LOUNGE

14'9" x 11'11" (4.52 x 3.64)

make this sound better the family lounge has a uPVC double glazed bow window to the front



LOUNGE



FIRST FLOOR

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FIRST FLOOR LANDING

The landing continues the attractive wall panelling to dado height, complemented by coving to the ceiling and carpeted flooring. An open white-painted wooden spindle balustrade adds character, while a large airing cupboard provides useful storage and houses the wall-mounted boiler. Further benefits include loft access and a uPVC double-glazed window to the side aspect, fitted with a stylish night-and-day blind.



FIRST FLOOR LANDING



BEDROOM ONE

12'8" x 11'9" (3.87 x 3.60)

The master bedroom is a bright and welcoming space, featuring fitted wardrobes, a uPVC double-glazed window to the front aspect, attractive wood-effect laminate flooring, coving to the ceiling and a decorative picture rail. A radiator completes the room.



BEDROOM ONE



BEDROOM TWO

12'2" x 12'0" (3.72 x 3.67)

The second double bedroom is positioned to the rear of the property and benefits from a uPVC double-glazed window, attractive wood-effect laminate flooring, coving to the ceiling and a radiator. A comfortable and well-proportioned room offering versatile accommodation.



BEDROOM TWO



BEDROOM THREE

8'9" x 7'11" (2.68 x 2.43)

The third bedroom is a well-proportioned room, offering excellent versatility. It benefits from a useful built-in wardrobe, attractive wood-effect laminate flooring, a radiator and a uPVC double-glazed window to the front aspect, allowing for plenty of natural light.



BATHROOM

7'11" x 5'5" (2.42 x 1.66)

The stylish, modern family bathroom is fitted with an impressive white four-piece suite, comprising a panelled bath, separate walk-in shower with rainfall shower head and glazed screen, complemented by aqua-style splashback panelling. There is also a contemporary vanity unit incorporating a hand wash basin and useful storage, together with a low-flush WC featuring a concealed cistern. The room is finished to a high standard with tiled walls and flooring, recessed downlighting, an extractor fan and heated towel rail. Further benefits include a uPVC double-glazed window to the rear aspect and an additional side-light window to the side aspect, allowing natural light into the space.



BATHROOM



BATHROOM



OUTSIDE

THE GARDENS

The property occupies a generous plot, with an open paved driveway to the front providing ample off-road parking. The frontage is further enhanced by a lawned garden, complemented by low-level hedging and mature planting to the borders, creating an attractive approach to the property. Access to the rear garden is available via a wooden gate leading through a covered walkway, with a further door opening into the garden. There are also gates providing access from both sides of the property. The beautifully arranged rear garden offers an ideal space for outdoor entertaining and family enjoyment. Enclosed by fenced boundaries, the garden features paved pathways and two separate patio areas, providing excellent opportunities for outdoor dining and relaxation. One patio benefits from a covered wooden pergola, while the second offers a sheltered seating area with lighting, perfect for enjoying the garden whatever the weather. The remainder of the garden is predominantly laid to lawn, with attractive mature planting to the borders and a timber garden shed providing useful additional storage.



THE GARDENS



COVERED SEATING AREA



COVERED SEATING AREA



REAR VIEW



GARAGE

18'8" x 8'0" (5.69 x 2.45)

The property further benefits from a brick-built garage, fitted with an up-and-over door to the front aspect and a convenient side courtesy door. The garage is also equipped with power and lighting, offering excellent storage and additional practicality.

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 - B
EPC - D

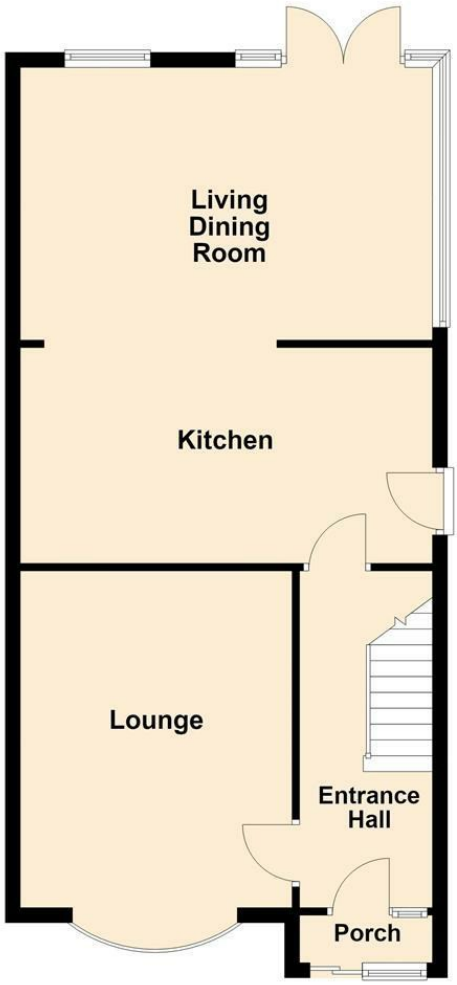
VIEWING ARRANGEMENTS

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

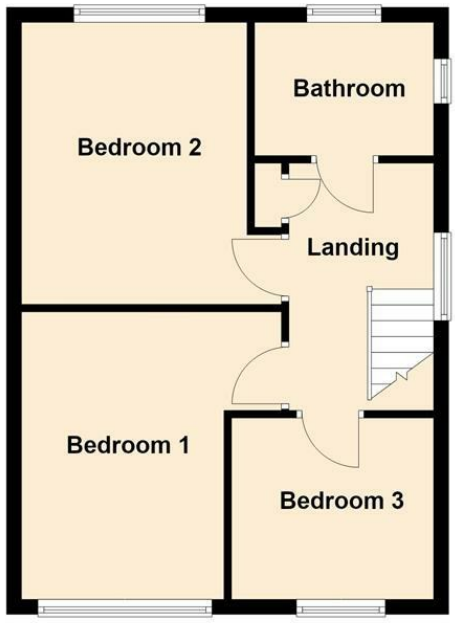
OPENING TIMES

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

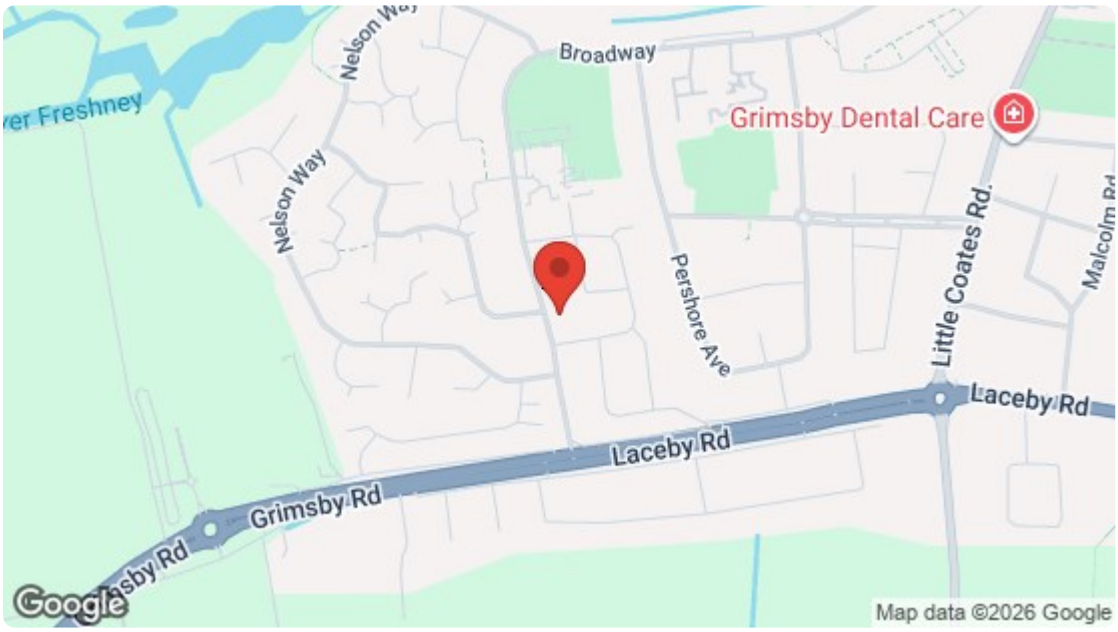
Ground Floor
Approx. 64.1 sq. metres (690.4 sq. feet)

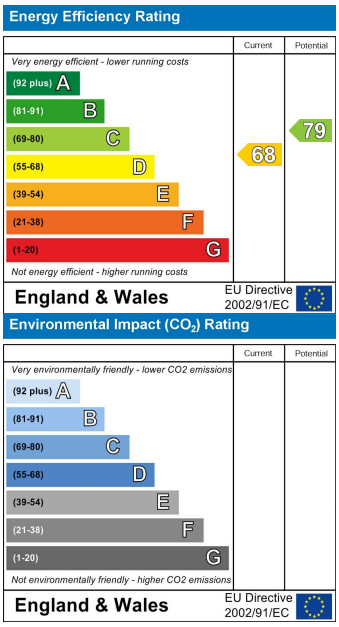


First Floor
Approx. 42.6 sq. metres (459.1 sq. feet)



Total area: approx. 106.8 sq. metres (1149.4 sq. feet)





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.