



Maidwell Way

Laceby Acres
DN34 5UP

Offers in the Region Of
£93,500

Crofts estate agents are delighted to offer for sale this superb terrace property located within the popular Laceby Acres estate. Ideal for a first time buyer, this property is just ready to move into and comes with viewing highly advised. Nearby there is a variety of local amenities and schools and also Grimsby town centre is nearby. Internal viewing will reveal the kitchen, lounge-diner, two bedrooms and the bathroom. Externally there is a lovely rear garden, tidy front area and also off road parking and the property also benefits from uPVC double glazing and gas central heating.



Kitchen

The kitchen has a window and door to the front elevation, a radiator and laminate flooring. There is a modern fitted kitchen with units to base and eye level, a sink and drainer, electric oven and hob with extractor over and also plumbing for a washing machine and dishwasher.

Lounge/Diner

15' 5" x 11' 11" (4.69m x 3.62m)
The lounge-diner has sliding patio doors with a window either side to the rear elevation, coving to the ceiling, a radiator and laminate flooring,

First Floor Landing

The first floor landing has access to the loft and a carpeted floor.

Bedroom One

12' 4" x 11' 11" (3.77m x 3.63m)
Bedroom one has a window to the front elevation, a radiator and a carpeted floor.

Bedroom Two

11' 8" x 5' 7" (3.56m x 1.71m)
Bedroom two has a window to the rear elevation, a radiator and a carpeted floor.

Bathroom

8' 8" x 6' 0" (2.63m x 1.82m)
The bathroom has an opaque window to the rear elevation, a heated towel rail, partially tiled walls and vinyl flooring. There is also a three piece suite with a WC, basin and bath with glass screen and electric shower over.

Outside

To the front there is a tidy low maintenance area with steps to the front door. The rear garden is enclosed by perimeter fencing with a patio area ideal for alfresco dining and artificial grass. There is also a solid timber shed with electrics ideal for anything from storage to a mancave. To the side of the property is an area which provides two spaces for off road parking.

Cleethorpes 01472 200666
Immingham 01469 564294
Louth 01507 601550

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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.

Viewing

By appointment only, telephone 01472 200666

Council Tax Information

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

Free Valuations

We offer a free valuation with no obligation, just call 01472
200666 or visit www.croftsestateagents.co.uk seven days a week
to arrange for your free valuation.

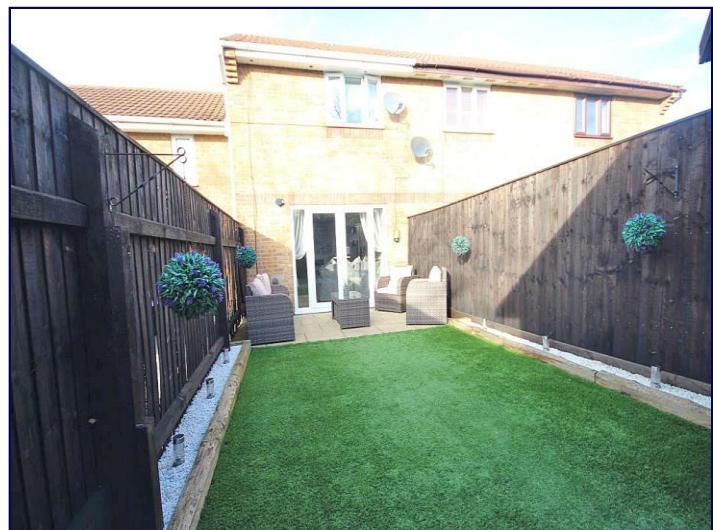
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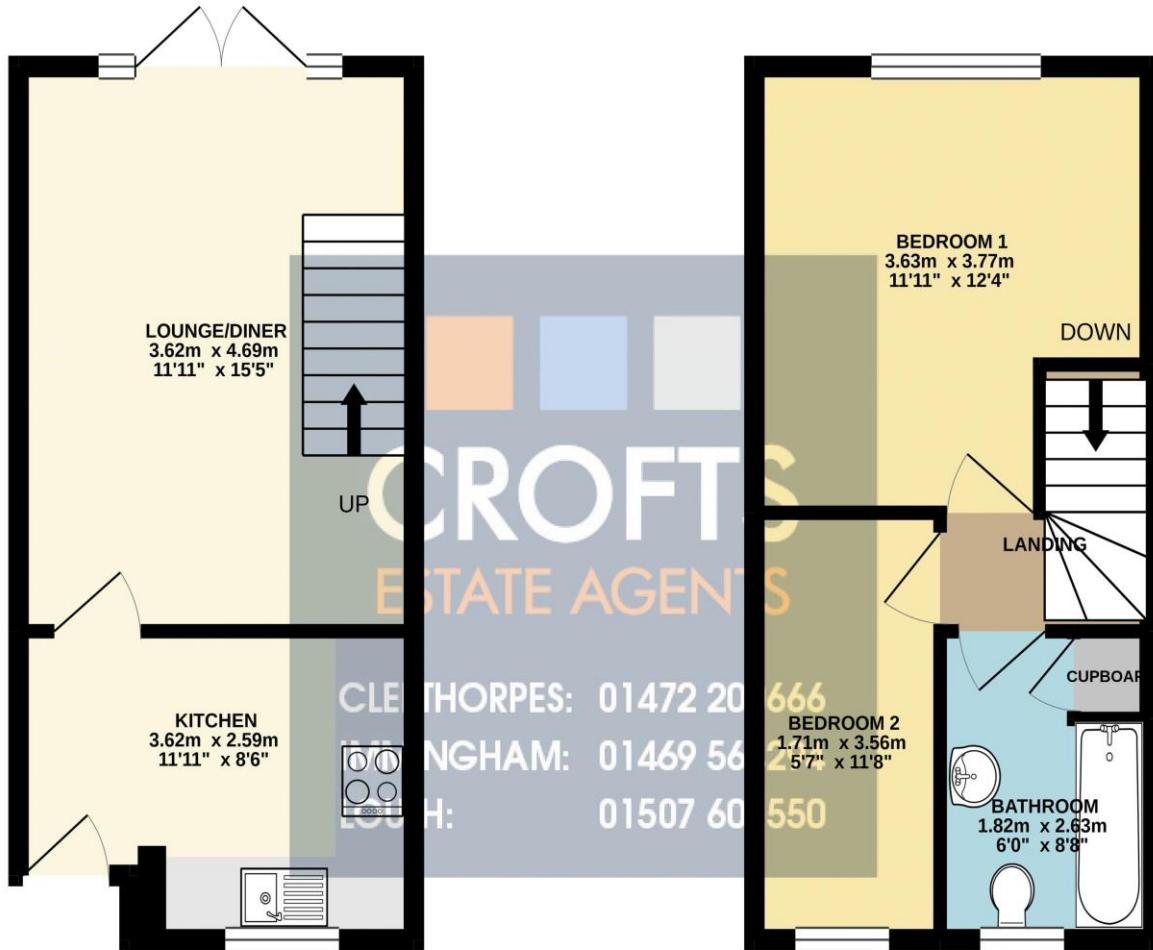
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Agents in connection with The Mortgage Advice Bureau will help
you find the best mortgage to suit your needs. The Mortgage
Advice Bureau will act on your behalf in advising you on
mortgages and other financial matters

**STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT
KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN
SECURED ON IT.**



GROUND FLOOR
24.6 sq.m. (264 sq.ft.) approx.

1ST FLOOR
25.3 sq.m. (272 sq.ft.) approx.



TOTAL FLOOR AREA: 49.8 sq.m. (536 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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