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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Chatsworth Close

Laceby
DN37 7BF

Offers in the Region Of £179,950

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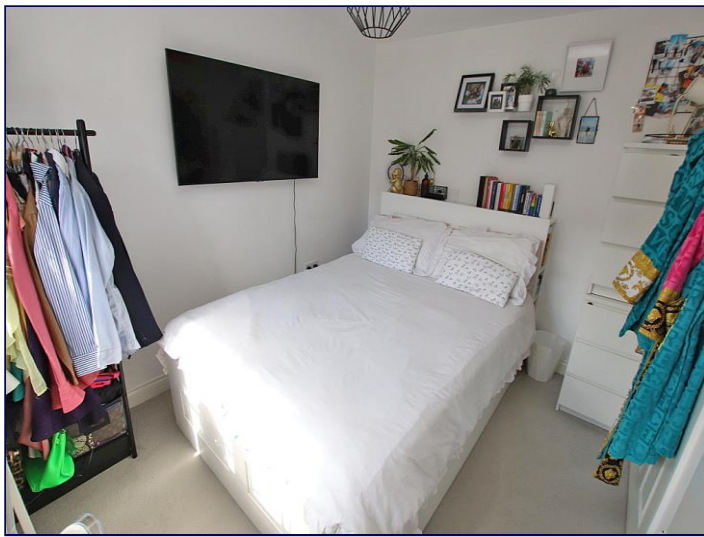
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Property Introduction

Stylish Three-Storey Home in the Heart of Laceby – Perfect for Modern Living!

Nestled in the ever-popular village of Laceby, this beautifully presented three-bedroom townhouse offers space, style, and convenience in equal measure. Set across three floors, this smart mid-terrace property is ideal for first-time buyers, growing families, or savvy investors. Step inside and you'll find a welcoming entrance hallway, handy cloakroom/WC, a modern fitted kitchen, and a bright, open-plan lounge/diner that's perfect for entertaining or relaxing with the family. The first floor boasts two generous double bedrooms and a family bathroom, while the top floor is home to another spacious double bedroom, offering flexibility for guests, home working, or children. Outside, the property enjoys an open-plan frontage with private parking, while the low-maintenance rear garden is ready to enjoy with stylish decking, artificial lawn, and raised flower beds—a great space for summer BBQs or quiet evenings. With gas central heating, uPVC double glazing, and a sought-after location close to local amenities, schools, and transport links, this move-in-ready home is sure to impress. Early viewing is highly recommended – homes like this don't hang around for long!

Entrance Hallway

Pleasantly decorated and having composite entry door to the front elevation. Central heating radiator. Staircase to the first floor.

Cloakroom

5' 9" x 3' 0" (1.75m x 0.910m)

Offering uPVC double glazed window to the front elevation and being fitted with a pedestal wash hand basin and close coupled w.c. Fitted extractor fan. Central heating radiator.

Kitchen

11' 1" x 7' 9" (3.381m x 2.368m)

A lovely kitchen offering an excellent array of fitted wall and base units with contrasting work surfacing with inset one and a half sink and drainer. Integrated oven and and four ring gas hob with extractor over. Plumbing for a washing machine. Space to accommodate alrader fridge freezer. Ideal gas boiler. uPVC double glazed window to the front elevation.

Lounge/Diner

14' 4" x 14' 8" (4.381m x 4.465m)

A well proportioned lounge diner which is attractively presented, along with a media wall incorporating space for an electric fire. Coving to the ceiling. Two central heating radiators. Understairs storage cupboard. uPVC double glazed French doors with two adjoining glazed panels.

First Floor Landing

With central heating radiator. Staircase leading upto the second floor.

Bedroom One (L-shape)

11' 0" x 14' 8" (3.35m x 4.46m) Lshape max measurements

This good sized bedroom has two double glazed windows to the front elevation. Central heating radiator. The bedroom also presents itself the opportunity to be divided into two for those wishing to do so, creating a home office or walk in wardrobe for those wishing to do so.

Bathroom

5' 7" x 7' 4" (1.705m x 2.243m)

Equipped with a close coupled w.c, pedestal wash hand basin and panelled bath with screen and shower over. Splashback tiling. Central heating radiator. Fitted extractor.

Bedroom Two

8' 9" x 12' 6" to wardrobes (2.662m x 3.818m)

Offering two uPVC double glazed windows to the rear elevation. Central heating radiator. Fitted wardrobes along one wall.

Second Floor Landing

Having a good sized and useful storage cupboard to the second floor.

Bedroom Three

13' 8" x 11' 3" (4.162m x 3.437m) max

Two velux windows to the front elevation. Central heating radiator. Eave storage and good sized storage cupboard.

Outside

Offering low maintenance front and rear gardens, with the front garden being open plan with artificial lawn. Parking area to the front. The rear garden offers decking, artificial lawn and a raised walled flower bed complementing the garden.

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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band B: 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 the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

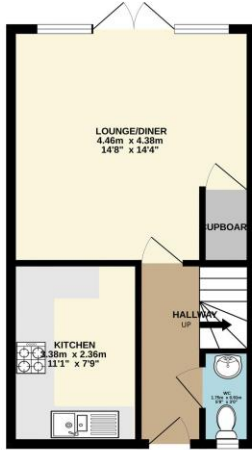
Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate 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

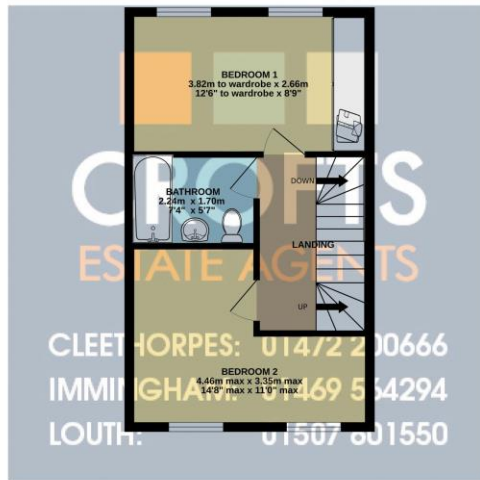
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



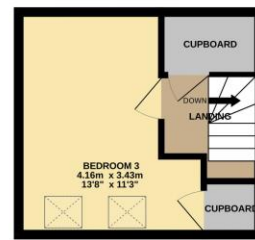
GROUND FLOOR
34.5 sq.m. (372 sq.ft.) approx.



1ST FLOOR
34.5 sq.m. (372 sq.ft.) approx.



2ND FLOOR
18.5 sq.m. (199 sq.ft.) approx.



TOTAL FLOOR AREA: 87.6 sq.m. (943 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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