2 bed cottage to buy in DN37

Cemetery Road, Laceby, Grimsby, Lincolnshire, DN37 7EP

£125,000 Starting Bid

x 2 x 1 x 2

Tenure

Freehold

Driveway parking

Property features

- Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- 2 Bedroom Period Cottage
- Village Setting Of Laceby
- Charm & Character Throughout
- EPC Rating D

Key Information

- Council Tax: Band A
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Mobile signal: Good

Description

Available to the market with 'No Chain' this 2 bedroom cottage boasts charm and character.

Situated in the popular village of Laceby, this would make the perfect home for any first time buyers, or people looking to downsize to this peaceful village. The well planned accommodation comprises of 2 separate reception room, kitchen and bathroom on the ground floor, whilst the first floor accommodates the 2 bedrooms. Externally the property benefits from front and rear gardens with the front being predominantly paved allowing for off road parking and the rear having an array of natural flowering and shrubbery.

An excellent home, that must be viewed to fully appreciate.

Ground Floor

Living Room

4.27m x 3.33m

With a uPVC double glazed front window as well as a side window providing dual aspect, radiator, dado railing and a gas fire built into an attractive feature brick mantle piece.

Dining Room

4.27m x 3.08m

Providing access to the property via uPVC double glazed doors located on the side elevation and complete with a radiator, double doors leading into the living room, open arch into the kitchen and stairs leading access to the first floor accommodation.

Kitchen

2.5m x 2.17m

With a range of attractively fitted wall and base units incorporating a basin with a mixer tap, space for a cooker with a built-in extractor and space and plumbing for a washing machine as well as an under counter 'fridge/freezer. Complete with full tiling and an open archway leading into the dining room.

Bathroom

An attractive three piece suite comprising of a bath with a shower head attachment, pedestal basin and a w.c. Complete with half boarding, radiator and a uPVC double glazed frosted window.

First Floor

Landing

Bedroom 1

4.27m x 3.33m

With a uPVC double glazed front window, radiator and a built-in walk-in shower.

Bedroom 2

3.44m x 3.24m

With uPVC double glazed windows to the side and rear providing dual aspect, radiator, access to the loft and an over stairs double cupboard.

Gardens

The property is situated on a manageable plot with a practical block paved driveway to the frontage providing off-road parking. The side are rear garden are beautifully landscaped with a selection of mature shrubbery and flowers being surrounded on all sides by privatising shrubbery and timber fencing. The rear garden is also gated from the front driveway creating even more privacy.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £125,000

Property Type: Cottage

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles, Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

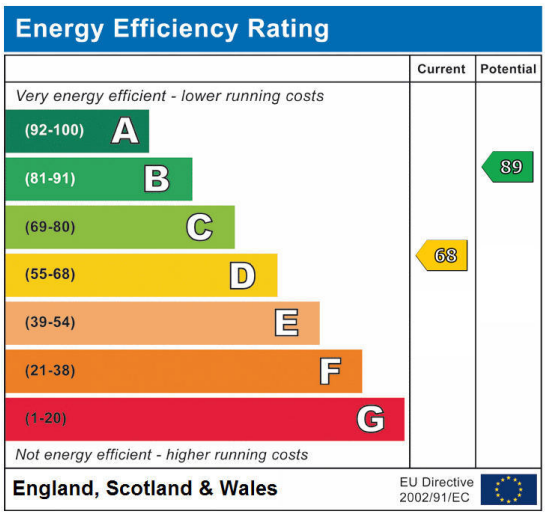
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



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