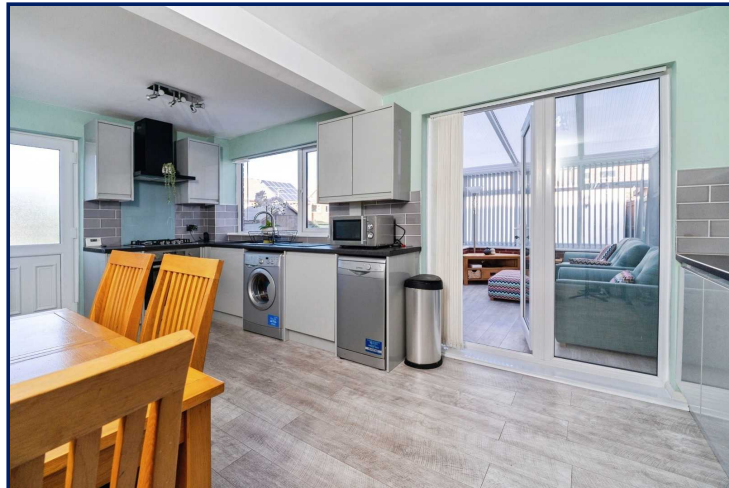
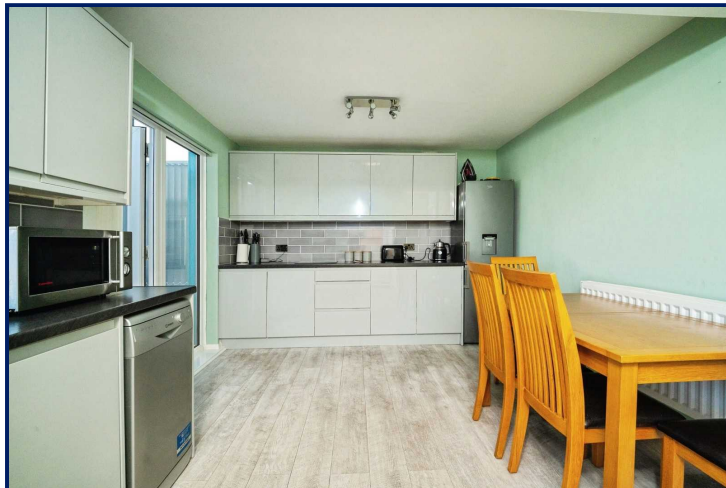




Laburnum Drive, Grimsby,
Lincolnshire, DN34

Guide Price: £190,000
Freehold

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

Laburnum Drive, Grimsby, Lincolnshire, DN34

Guide Price: £190,000 Freehold

Council Tax Band: B

EPC Rating: C

A well-presented three-bedroom semi-detached house for sale in Grimsby, set on a generous corner plot with wraparound low-maintenance gardens, two reception rooms including a conservatory, modern kitchen and bathroom, off-road parking with detached garage, and convenient access to local amenities, schools and transport links.

- Three-bedroom semi-detached family home
- Generous corner plot with gardens
- Two reception rooms plus conservatory
- Modern kitchen with integrated

Location

Laburnum Drive is situated within a popular residential area of Grimsby, offering convenient access to a range of local amenities and everyday facilities.

The property is well placed for local schools, shops, supermarkets and recreational facilities, with Grimsby town centre easily accessible for a wider selection of shopping, dining and leisure options. Nearby Cleethorpes also provides further amenities and attractions.

Excellent transport links are available nearby, with convenient access to the A16 and A180, providing links towards Cleethorpes, Immingham and the wider North East Lincolnshire area. Grimsby town centre and the local railway stations are also within easy reach, making the location suitable for commuters.

Overall, Laburnum Drive offers a convenient and well-connected residential setting, ideal for families, first-time buyers and professionals looking to be close to local amenities, schools and transport links.

Main Accommodation

Entrance Hall

Living Room

14'1" x 10'11" (4.3m x 3.33m)

Kitchen

17'3" x 10'8" (5.26m x 3.25m)

Conservatory

12'5" x 8' (3.78m x 2.44m)

First Floor Landing

Bedroom 1

17'2" x 10'8" (5.23m x 3.25m)

Bedroom 2

11'6" x 10'6" (3.5m x 3.2m)

Bedroom 3

8'5" x 7'5" (2.57m x 2.26m)

Bathroom

8' x 5'4" (2.44m x 1.63m)

Garden

Garage

The Reeds Rains branch is operated by National Home Move Limited which is independently owned and operated under a licence from Reeds Rains Limited. National Home Move Limited is registered in England and Wales with company number 11805074, registered office: 5 Brooklands Place, Brookland Road, Sale, United Kingdom, M33 3SD. VAT Reg No: 315255523.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

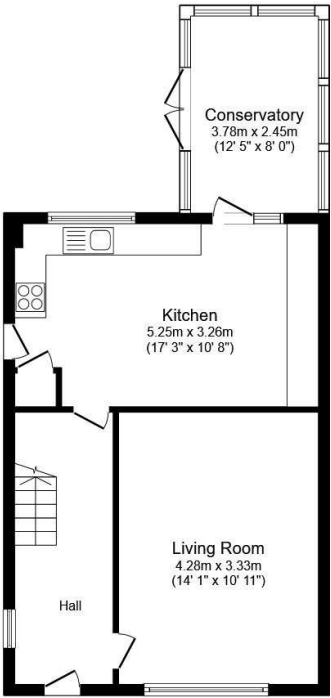
Floorplan Clause

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

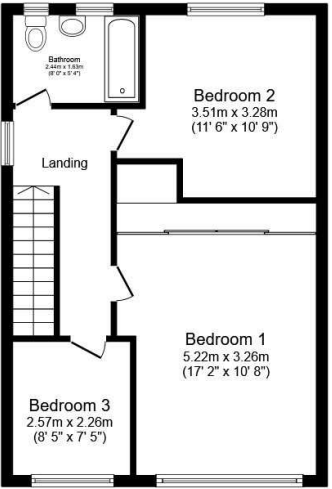
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 103.3 sq.m. (1,112 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com

Other important information which you will need to know about this property can be found at reedsrains.co.uk