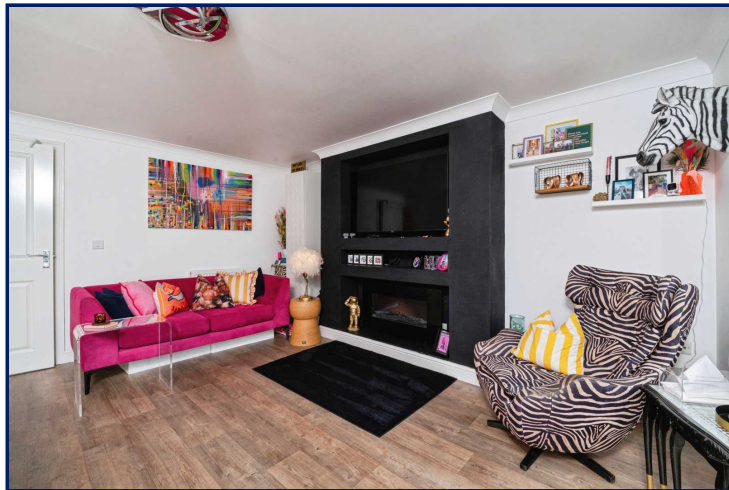
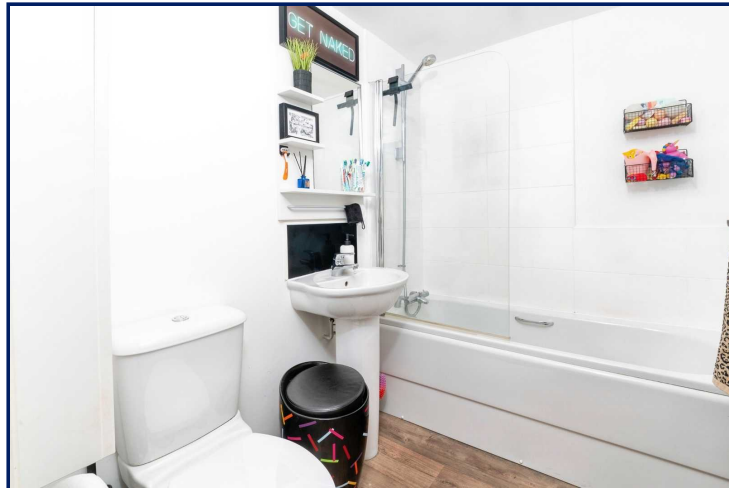
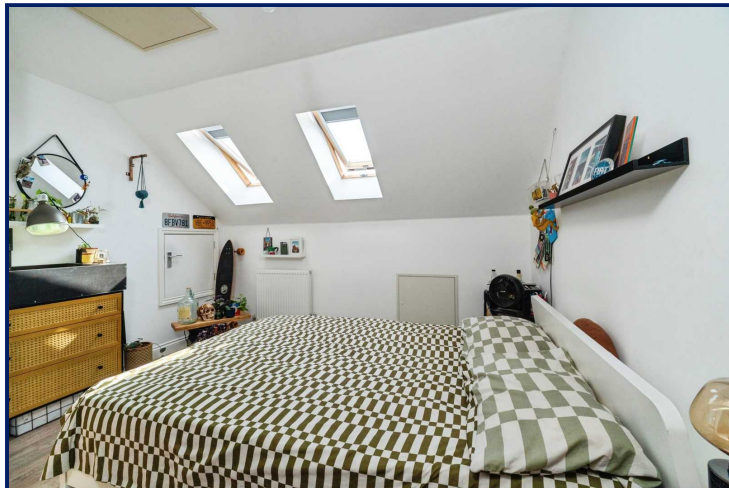




Chatsworth Close, Laceby,
Grimsby, Lincolnshire, DN37

Guide Price: £165,000
Freehold

 **Reeds Rains**

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Chatsworth Close, Laceby, Grimsby, Lincolnshire, DN37

Guide Price: £165,000 Freehold

Council Tax Band: B
EPC Rating: C

This for-sale, immaculate three-bedroom mid-terrace house in Laceby offers modern three-storey accommodation with a stylish kitchen, bright lounge/diner opening to a low-maintenance garden, parking for two cars, and convenient access to village amenities, Grimsby and wider transport links.

- Immaculate three-bedroom mid-terrace house
- Accommodation arranged over three storeys
- Modern fitted kitchen with new units
- Bright lounge diner with French doors
- Three generous double bedrooms
- Low-maintenance garden with decking
- Allocated parking for two cars
- Gas central heating, recent boiler
- EPC rating C, Council Tax B
- Popular Laceby village location

Location

Chatsworth Close is situated within the highly regarded village of Laceby, offering a pleasant residential setting while remaining conveniently positioned for Grimsby and the surrounding North East Lincolnshire area.

Laceby provides a good range of local amenities, including shops, eateries, schooling and everyday services, while the nearby Laceby Acres and Grimsby areas offer a wider selection of supermarkets, retail facilities and leisure amenities.

The location is particularly convenient for commuters, with good road connections providing access towards Grimsby, Cleethorpes, Immingham and the A180, as well as routes towards the wider Lincolnshire countryside.

For those who enjoy the outdoors, Laceby is surrounded by attractive countryside, with a number of walking routes and green spaces nearby, while the popular resort of Cleethorpes and its seafront are also within easy travelling distance.

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.

professionals and those looking to enjoy a quieter residential setting without being too far from Grimsby.

Main Accommodation

Entrance Hall

Kitchen

11'1" x 7'10" (3.38m x 2.4m)

W.C.

Living Room

14'9" x 14'4" (4.5m x 4.37m)

First Floor Landing

Bedroom 2

14'7" x 11' (4.45m x 3.35m)

Bedroom 3

14'7" x 8'9" (4.45m x 2.67m)

Bathroom

8'2" x 5'9" (2.5m x 1.75m)

Second Floor

Bedroom 1

13'8" x 11'3" (4.17m x 3.43m)

Garden

For sale – an immaculate three-bedroom mid-terrace house arranged over three storeys in the popular village of Laceby, near Grimsby.

Beautifully maintained throughout, the property opens to an entrance hallway with cloakroom/WC leading to a modern fitted kitchen with recently installed units, integrated oven and tiled splashbacks. To the rear, a bright lounge/diner with French doors provides an excellent everyday living and entertaining space, opening directly onto the garden.

The first floor offers two well-proportioned double bedrooms and a contemporary family bathroom. A further spacious double bedroom occupies the top floor, ideal as a main bedroom, guest room or home office. Décor is fresh and neutral, with good natural light and practical flooring, allowing buyers to move straight in.



For full EPC please contact the branch.

Outside, there is allocated parking to the front for two cars. The enclosed rear garden is designed for low maintenance, featuring decking, artificial lawn and raised beds, creating a usable space for children, pets and outdoor dining. The property benefits from gas central heating, a relatively new boiler, uPVC double glazing, EPC rating C and Council Tax band B.

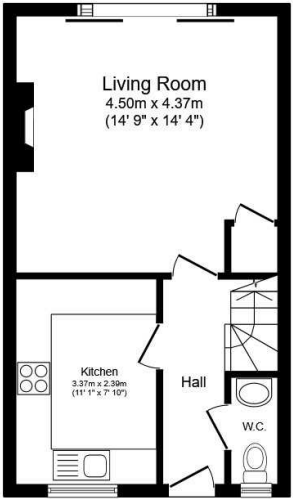
Chatsworth Close enjoys a convenient position for Laceby's village amenities, including local shops, primary school and pubs, with easy access to Grimsby and the A46/A18 road network. Grimsby Town railway station, around a 10–15 minute drive, provides services towards Lincoln, Newark and Manchester, with connections to London Kings Cross from around 2½ hours via Lincoln or Newark. Nearby green spaces such as Laceby Acres and the wider Lincolnshire countryside offer pleasant walking and leisure opportunities.

All Measurements
All Measurements are Approximate.

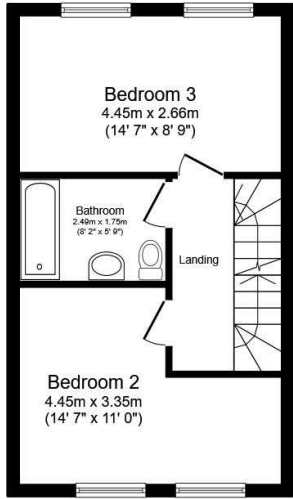
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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

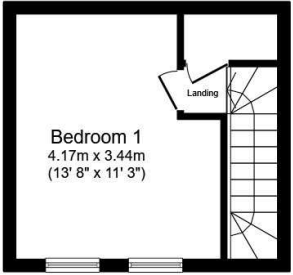
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Ground Floor



First Floor



Second Floor

Total floor area 89.4 sq.m. (963 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