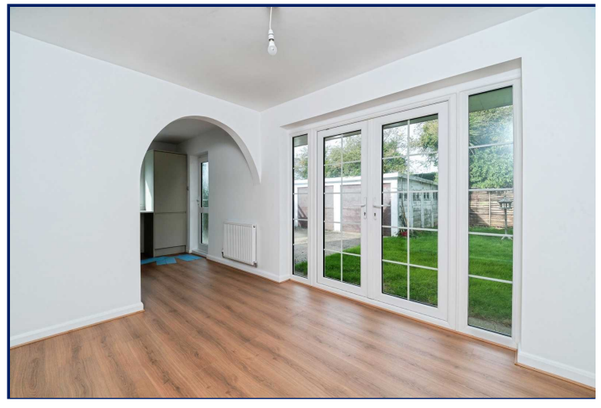
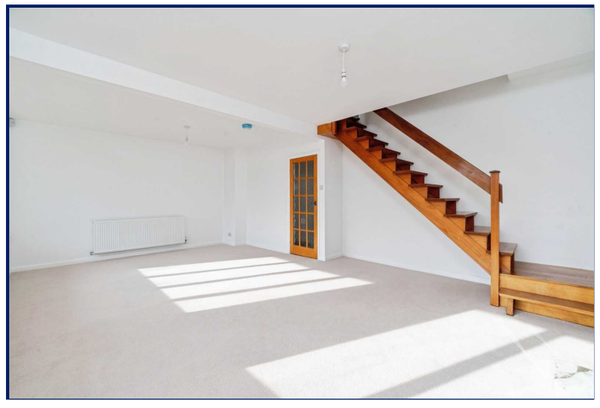


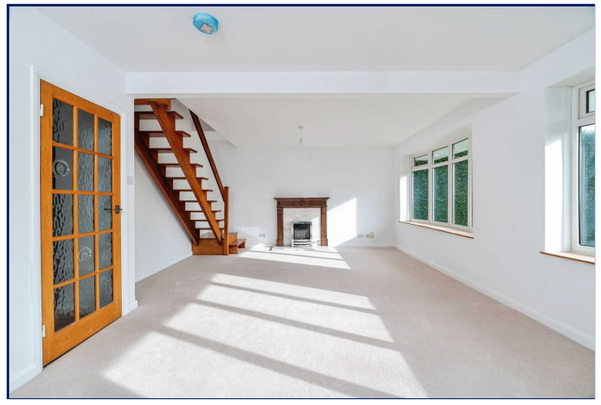


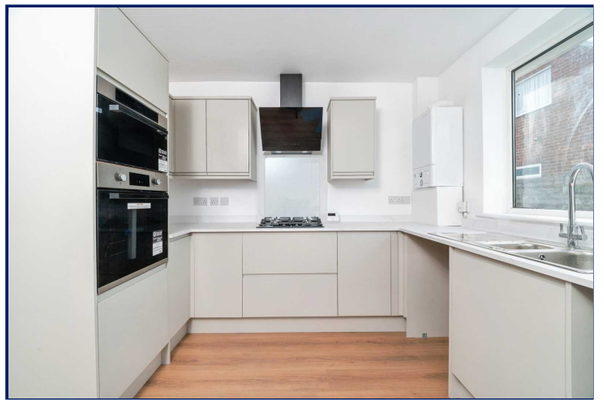












Kenmar Road, Laceby, Grimsby,
Lincolnshire, DN37

Asking Price: £260,000
Freehold

Reeds Rains

reedsrains.co.uk

Kenmar Road, Laceby, Grimsby, Lincolnshire, DN37

Asking Price: £260,000 Freehold

Council Tax Band: C
EPC Rating: TBC

This immaculate, newly renovated three-bedroom detached house in Laceby offers three reception rooms, a study, modern kitchen, two bath/shower rooms, private garden, double garage and off-street parking in a quiet yet well-connected village setting near Grimsby.

- Newly renovated detached family house
- Three double bedrooms plus study
- Three versatile reception rooms
- Modern kitchen with appliances
- Two bath and shower rooms
- Good-sized private lawned garden
- Double garage and off-street parking
- Quiet residential village location
- Short drive to Grimsby amenities
- Excellent access to A46 and A18

Location
Kenmar Road is situated in the popular village of Laceby, offering a pleasant residential setting with a village atmosphere while remaining conveniently positioned for access to nearby towns and amenities. The village offers a range of local facilities, including shops, pubs and everyday essentials, with further shopping, leisure and employment opportunities available in nearby Grimsby and Cleethorpes.

The area also benefits from road links connecting to the wider North East Lincolnshire area, making it a convenient location for commuters and those looking to enjoy village living without being too far from larger towns.

Kenmar Road is located within the popular village of Laceby, offering a pleasant residential setting with a range of local amenities close at hand. Laceby village provides everyday conveniences, including local shops, pubs and a pharmacy, with nearby schools making the area appealing to families.

connections to the wider motorway network and Humberside Airport. Combining village living with accessibility to nearby towns, Kenmar Road is well placed for a variety of buyers

Main Accommodation

Entrance Hall

Living Room
21'2" x 15'6" (6.45m x 4.72m)

Kitchen
10'10" x 9'9" (3.3m x 2.97m)

Dining Room
10'11" x 9'9" (3.33m x 2.97m)

Study/Bedroom
9'6" x 5'10" (2.9m x 1.78m)

Shower Room
6'3" x 5'7" (1.9m x 1.7m)

First Floor Landing

Bedroom 1
16'2" x 15'1" (4.93m x 4.6m)

Bedroom 2
15'11" x 10'10" (4.85m x 3.3m)

Bedroom 3
9'3" x 9'1" (2.82m x 2.77m)

Bathroom
12'2" x 7'5" (3.7m x 2.26m)

Garden

Double Garage

For sale – a newly renovated three-bedroom detached house in the sought-after village of Laceby, near Grimsby.

The property has been refurbished throughout to an immaculate standard, offering three reception rooms that provide flexible living and dining space. Neutral décor, generous windows and new flooring create bright, welcoming rooms, with a useful study that could function as a potential fourth bedroom. The modern kitchen is fitted with contemporary units and integrated appliances, with ample worktop space for everyday cooking.

There are three well-proportioned bedrooms and two bath/shower rooms, including a downstairs shower room, giving practical options for family living or visiting guests. The house benefits from a new boiler.

Outside, the home enjoys a good-sized private garden laid mainly to lawn with patio areas, ideal for children to play or for outdoor entertaining. A double garage and off-street parking sit to the front and side, all in a quiet residential setting.

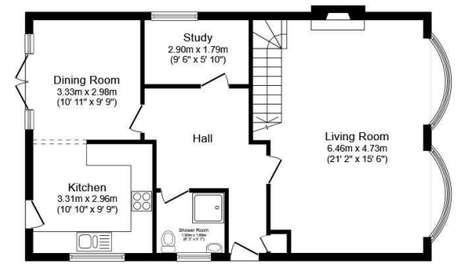
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All Measurements
All Measurements are Approximate.

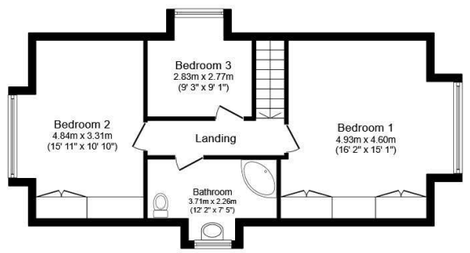
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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

For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 130.3 sq.m. (1,402 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

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