



3 bed semi-detached house to buy in DN34

Laceby Road, Grimsby, Lincoln,
Lincolnshire, DN34 5LX

£85,000 Starting Bid

 x 3  x 1  x 2

Tenure

Leasehold

Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ For sale via Modern Method of
- ✓ No onward chain
- ✓ EPC Rating E

Driveway parking

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Water supply: Direct mains water

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

Offered for sale via the Modern Method of Auction with no onward chain, this three bedroom semi-detached property is located on Laceby Road, Grimsby, within convenient reach of local amenities, schools and transport links.

The ground floor accommodation comprises an entrance hallway, living room/dining room, kitchen and sun room. To the first floor are three bedrooms and a bathroom.

Externally, the property benefits from front and rear gardens. The front provides ample off-road parking.

A property in a well-connected location, suitable for a range of buyers and offered with vacant possession through the Modern Method of Auction.

Ground Floor

Entrance Hallway

Entered via a uPVC double glazed frosted front door and complete with a radiator, picture rail, ceiling coving, under stairs storage cupboard complete with a window and stairs leading access to the first floor accommodation.

Living/Dining Room

7.5m x 4.14m

With a uPVC double glazed front bay window, ceiling coving, radiator, gas fire in timber surround and double doors leading into the conservatory.

Kitchen-Diner

6.5m x 2.56m

With a range of wall and base units incorporating a basin with a mixer tap, dishwasher and space for a cooker as well as all other white goods. Complete with partial tiling, ceiling coving, uPVC double glazed side and rear window and a storage cupboard containing the boiler.

Sun Room

3.34m x 3.02m

Located via the kitchen and the living/dining room with a uPVC double glazed sliding rear door and a radiator.

First Floor

Landing

With a uPVC double glazed side window.

Bedroom 1

4.13m x 3.84m

With a uPVC double glazed front bay window, radiator, decorative ceiling coving and built-in floor to ceiling fitted wardrobes.

Bedroom 2

3.34m x 3.66m

With a uPVC double glazed rear window, radiator and ceiling coving.

Bedroom 3

2.65m x 2.55m

With a uPVC double glazed rear window and a radiator.

Bathroom

A three piece suite comprising of a bath with a shower head attachment, pedestal basin and a radiator. Complete with full tiling with a uPVC double glazed frosted window and a radiator.

Gardens

The property benefits from front and rear gardens with the front having a concrete driveway allowing for ample off-road parking and being surrounded on all sides by timber fencing. The rear garden is a well proportioned size being laid to lawn/paving and also having a pond, whilst being surrounded on all sides by timber fencing and also containing a timber outbuilding.

Tenure

We understand the property is currently leasehold held on a 999 year lease from 21st June 1932 with a ground rent of £5 P.A. Interested parties are advised to make their own enquiries.

NOTE

We understand the property has previously suffered from subsidence due to Poplar Trees in the neighbouring properties garden. These have been removed and the issue has been considered resolved. An engineering report is available and any interest parties are advised to make their own enquiries.

Broadband & Mobile Phone Coverage

Please use the following link to check the mobile phone and broadband coverage for this property.

Services

We have not tested or inspected any heating systems, fixtures, appliances or services, purchasers should rely on their own survey.

Council Tax Band B

This information was obtained on the 30th March 2026 and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was made with the original allocation. Additionally, there may be circumstances when the Council Tax can be altered on change of ownership. All interested parties are advised to make their own enquiries. See

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 900

Annual Ground Rent Amount: £72.00

Price: Starting Bid £85,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Known property issues: Subsidence

Risk of floods and or erosion: No

Flood defences: No

Planning permissions or proposals for development: No

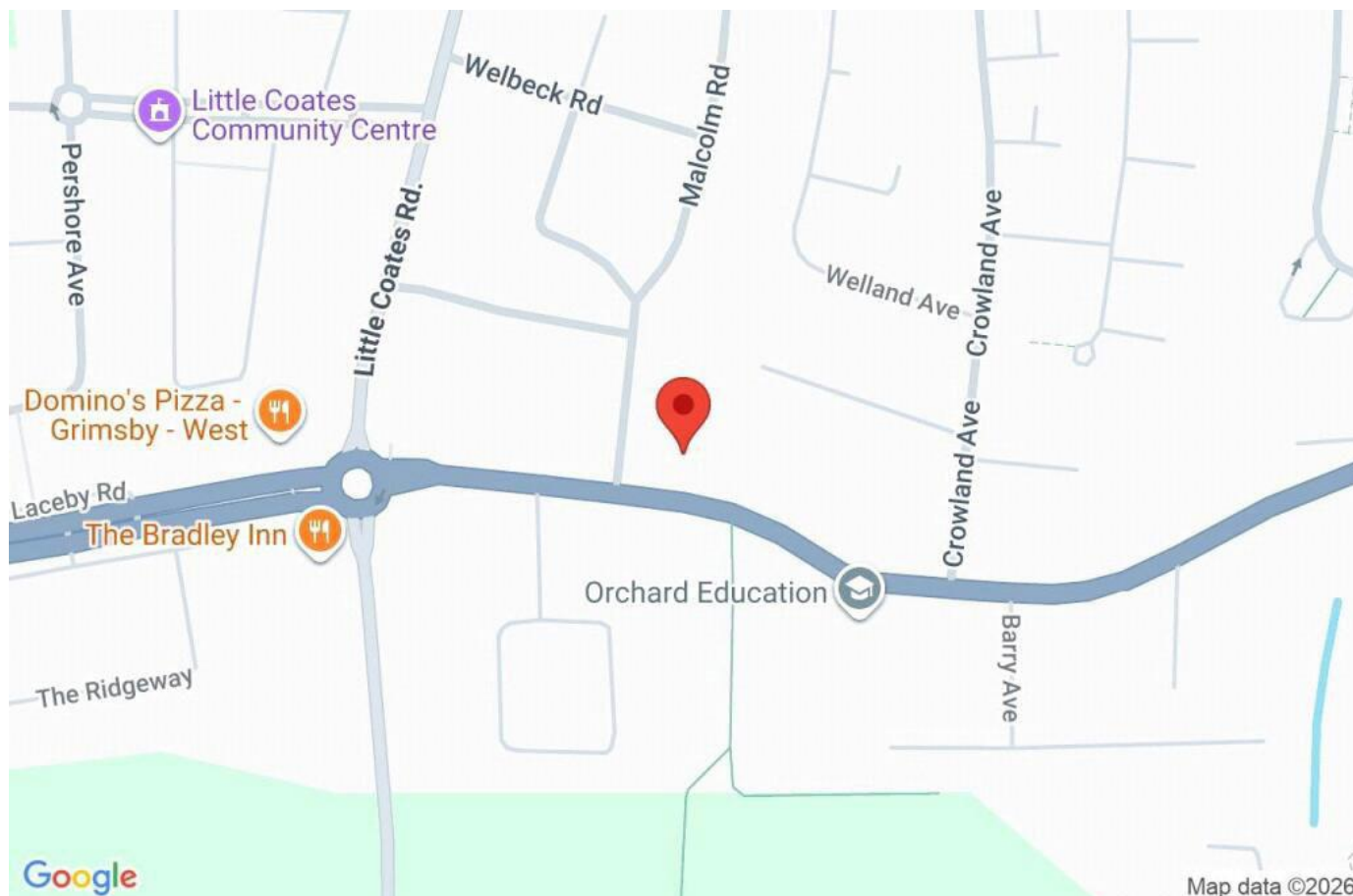
Listed property: No

Conservation area: No

Heating: Gas

Water: Direct mains water

Sewerage: Standard UK domestic



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Laceby Road, Grimsby, Lincoln, Lincolnshire, DN34 5LX

Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

