



3 bed semi-detached house to buy in DN34

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

£95,000 Starting Bid

 x 3  x 1  x 1

Tenure

Freehold

Driveway parking

Property features

- ✓ FOR SALE VIA ONLINE AUCTION - TERMS AND CONDITIONS APPLY
- ✓ VIDEO VIEWING AVAILABLE
- ✓ Semi-detached house
- ✓ Through lounge
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Description

This traditional semi-detached house provides a fantastic opportunity for buyers seeking a well-located home with scope to personalise and improve.

The property is conveniently positioned close to Grimsby town centre and is offered with no forward chain, making it an attractive proposition for first-time buyers, investors and those looking for a project in a popular residential location.

The accommodation comprises an entrance hall, through lounge, kitchen/diner, first-floor landing, three bedrooms and bathroom. The property benefits from extensive uPVC double glazing and a gas central heating system.

Outside, there is a driveway providing off-road parking, together with lovely private gardens which form a particularly appealing feature of the home.

A well-positioned semi-detached house with excellent potential, no chain and a competitive auction starting price.

Ground Floor

Entrance Hall

With plate rack, stairs to first floor accommodation and radiator.

Through Living Room

6.85m plus bay x 3.4m - Featuring a "Living Flame" effect gas fire set in reconstituted marble hearth with timber surround. Two radiators, uPVC double glazed bay to front and rear.

Kitchen-Diner

5.72m maximum x 2.52m maximum - Partially tiled and fitted with a selection of wall and base units incorporating a sink unit with drainer and mixer tap and having plumbing for washing machine, electric oven, gas hob and extractor canopy, "Ideal" gas central heating boiler, radiator, two uPVC double glazed window units and uPVC double glazed entrance door.

First Floor

Landing

With uPVC double glazed window unit.

Bedroom 1

3.73m x 3.07m

With fitted storage cupboard. Radiator and uPVC double glazed window unit.

Bedroom 2

3.07m x 3.04m

With radiator and uPVC double glazed window unit.

Bedroom 3

2.78m x 2.03m

With radiator and uPVC double glazed window unit.

Bathroom

Partially tiled and fitted with a white three piece suite comprising panelled bath with mixer tap and shower attachment, pedestal basin and low-flush w.c. Radiator and uPVC double glazed window unit.

Gardens

The property has gardens to the front and rear, the rear has been largely laid to lawn and to the front there is a driveway providing off-road parking for two vehicles.

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 A

This information was obtained on the 10th June 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.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £95,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

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: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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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.

