



## 3 bed semi-detached house to buy in DN37

Cooper Lane, Laceby, Grimsby,  
Lincolnshire, DN37 7AY

**£130,000** Starting Bid

🏠 x3 🚿 x1 🚻 x1

Tenure

**Freehold**

Allocated parking

## Property features

- ✓ Being sold via secure sale online bidding, Terms and Conditions
- ✓ No chain
- ✓ UPVC Double Glazing
- ✓ Gas Central Heating
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Located in a desirable residential area, this period semi-detached house offers three bedrooms, making it ideal for families or those needing extra space.

The property features a stunning garden measuring approximately 0.2 acres in total, perfect for relaxation or hosting gatherings, along with off-street parking for added convenience.

With great transport links, local amenities, and schools nearby, this property provides a comfortable and convenient lifestyle.

An opportunity not to be missed to make this house your new home.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £130,000

Property Type: Semi-detached house

Parking: Allocated

Year built: 1875

Construction materials: Brick and block

Roofing type: Concrete roof 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: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

## Entrance Hallway

With a uPVC double glazed frosted front door, radiator and an open spelled stairway leading access to the first floor accommodation.

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## Living/ Dining Area

*4.00m x 7.85m (13'1" x 25'9")*

An open living/dining room with uPVC double glazed windows to the front, side and rear providing triple aspect, ceiling coving, two radiators and an aesthetic brick mantle piece.

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## Kitchen

*4.02m x 2.78m (13'2" x 9'1")*

With a range of attractively fitted wall and base units incorporating a basin with a mixer tap, space for a cooker and extractor and space and plumbing for a washing machine and stand alone 'fridge-freezer. Complete with partial tiling, a uPVC double glazed side window as well as a door leading onto the rear garden and the "Potterton" boiler.

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## Bathroom

A three piece suite comprising of a bath with a shower head attachment, pedestal basin and a WC. Complete with two uPVC double glazed frosted windows and a large floor to ceiling fitted storage cupboard.

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## Landing

An open spelled split landing with a uPVC double glazed window to the front, storage cupboard and access to the loft.

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## Bedroom 1

*3.93m x 3.72m (12'10" x 12'2")*

With a uPVC double glazed front window and a radiator.

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## Bedroom 2

*3.10m x 4.08m (10'2" x 13'4")*

With a uPVC double glazed rear window and a radiator.


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## Bedroom 3

*3.09m x 2.49m (10'1" x 8'2")*

With a uPVC double glazed rear window and a radiator.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Cooper Lane, Laceby, Grimsby, Lincolnshire, DN37 7AY

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