



## Hawerby Road, Laceby, Grimsby, DN37 7AZ

POPULAR VILLAGE LOCATION | PURPOSE BUILT APARTMENT | TWO BEDROOMS | OPEN PLAN LOUNGE/KITCHEN/DINER

USEFUL ATTIC SPACE | SHARED GARDEN | ALLOCATED PARKING SPACE | EPC RATING D

**Asking Price: £80,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

**Hawerby Road, Laceby, Grimsby, DN37 7AZ**

HUNTERS are pleased to offer for sale, this first floor, two bedroomed apartment with NO FORWARD CHAIN AND TENANT IN SITU. The property is located in the ever popular Laceby Village which has many local amenities.

The accommodation comprises an open plan lounge/dining/kitchen, two bedrooms, bathroom and generous loft room with separate work room. There is a shared garden area and allocated parking space externally.

Early viewing is highly advised to fully appreciate this spacious flat, call HUNTERS today on 01472 362020 to arrange yours.

**ENTRANCE LOBBY**

Enter the property through a part glazed uPVC door into a communal entrance lobby with stairs to the first floor.



**HALL**

From the first floor landing, enter the property through a wooden door into the tiled floor hall. The loft access is in the hall with a drop down ladder.

**LOUNGE/KITCHEN/DINER**

Open plan space with specifically designated areas.

**LOUNGE AREA**

*"4.06m (13' 4") x "4.50m (14' 9")*

Having a uPVC leaded double glazed window, dado rail, coving to the ceiling, two wall lights and pine fire surround with gas fire.



**DINING AREA**

*"2.06m (6' 9") x "3.28m (10' 9")*

With a uPVC leaded window, dado rail, part panelled walls with crafted wooden window seat. There is coving to the ceiling and breakfast bar partition leading to the kitchen area.



**KITCHEN AREA**

*"2.54m (8' 4") x "2.06m (6' 9")*

The kitchen area has a tiled floor and is fitted with base and eye level cupboards above a breakfast bar. There is plumbing for an automatic washing machine and stainless steel sink with tiled splash back. Gas oven and hob included and space for a fridge freezer.



### **BEDROOM 1**

"3.30m (10' 10") x "2.74m (9' 0")

Featuring glassed fronted range of wardrobes, a cupboard housing the hot water boiler and further storage above the bed. The walls are part covered with wooden panelling and there is a wall mounted gas heater and uPVC leaded double glazed window.



### **BEDROOM 2**

"3.43m (11' 3") x "2.51m (8' 3")

Having a uPVC leaded double glazed window, wall mounted gas heater and part wooden panelled walls.



### **BATHROOM**

"2.36m (7' 9") x "1.40m (4' 7")

Fitted with a three piece white suite comprising a panelled bath with electric shower above, wash hand basin and W.C. The walls are tiled with a wall mounted electric heater.



### **LOFT ROOM**

Accessed from the hall, via a drop down ladder, is this useful additional loft room which is fully plastered and carpeted with a velux window. This would make an ideal office /hobby room with additional storage into the eaves and a door leading to a store room.

### **OUTSIDE**

There is a small shared lawn area to the side of the flats and allocated parking for two cars.



### **MORTGAGE ADVICE**

With so many mortgage deals available, choosing the right one can be a challenge in itself. For free no obligation advice call our independent advisor today on 01472 362020 to arrange an appointment.

### **INFORMATION**

Tenure

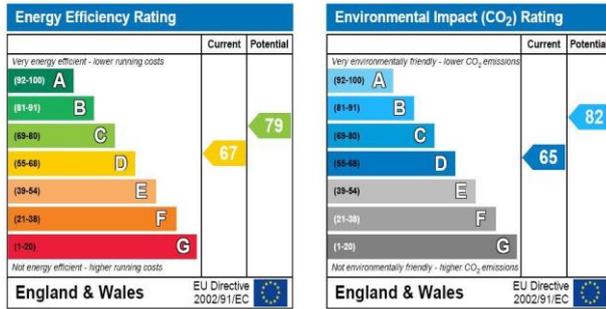
We believe the property to be LEASEHOLD benefiting from a recently extended lease with approximately 150 years remaining. We are also informed that there is a monthly service charge of £12.50 for the upkeep of communal areas and grounds.

### **SERVICES**

All mains services are available. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

**HUNTERS**<sup>®</sup>

## ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### OPENING HOURS

Monday - Friday: 9.00am - 5.30pm

Saturday: 9.00am - 12.00pm

### THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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#### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.