



Bluebell Lodge, Barton Street
Laceby, Laceby, Grimsby, DN37 7LN

£340,000

4 Bedroom Detached House

- Freehold
- 4 Bedroom Detached Family Home
- Sought After Village Location
- Generous Plot with Ample Off Road Parking
- No Forward Chain
- 3.6kwh Solar Panels- Owned Outright & Air Source Heat Pump
- Extended to the Rear
- Open Plan Kitchen/Diner/Living Space
- EPC Rating - E, Council Tax Band - D

Click here to access the Energy Performance Certificate for Bluebell Lodge, Barton Street, Laceby, Laceby, Grimsby, DN37 7LN



Overview

An exceptional four-bedroom detached family home situated in the highly sought-after village of Laceby.

Occupying a generous plot and presented to an immaculate standard throughout, this superb family home has been thoughtfully enhanced by the current owners to create spacious, contemporary living accommodation that is perfectly suited to modern family life. Offering the perfect balance of peaceful village living and everyday convenience, this impressive home is ideally positioned close to a range of local amenities, well-regarded schools and excellent transport links, making it an ideal choice for modern family life.



The true heart of the home is the impressive open-plan kitchen, dining and living space, beautifully extended to provide a bright and versatile area ideal for both everyday living and entertaining, complete with bi fold doors creating that indoor outdoor space. Finished to a high standard, this stunning space enjoys an abundance of natural light and seamlessly overlooks the rear garden. The property offers four well-proportioned bedrooms and the convenience of two bathrooms, including a ground floor shower room, providing excellent flexibility for growing families and visiting guests.

Internal accommodation briefly comprises Entrance Hallway, Lounge, Open Plan Kitchen/Diner/Living Space, Utility and Shower Room. Upstairs are 4 Bedrooms and Family Bathroom. Externally, the property continues to impress with a large driveway providing ample off-road parking, an integral garage, and a beautifully maintained, private rear garden. The generous outdoor space extends to both the rear and side of the property, offering an ideal setting for family life and entertaining, complete with a large insulated summer house with electrics, ideal for a gym or home office. Also a dedicated BBQ area, relaxing space, large patio area and grass. The property benefits from an air source heat pump, owned 3.6Kwh solar panels and a 10.2Kwh battery system. We have been informed by the vendor the annual running costs are approximately £2,000, with 8+ years remaining on the FIT payments, currently generating around £950 per year.

Combining generous living space, outstanding presentation, excellent energy efficiency and a highly desirable village location, this is a fantastic opportunity to acquire a truly exceptional family home. Early viewing is highly recommended.

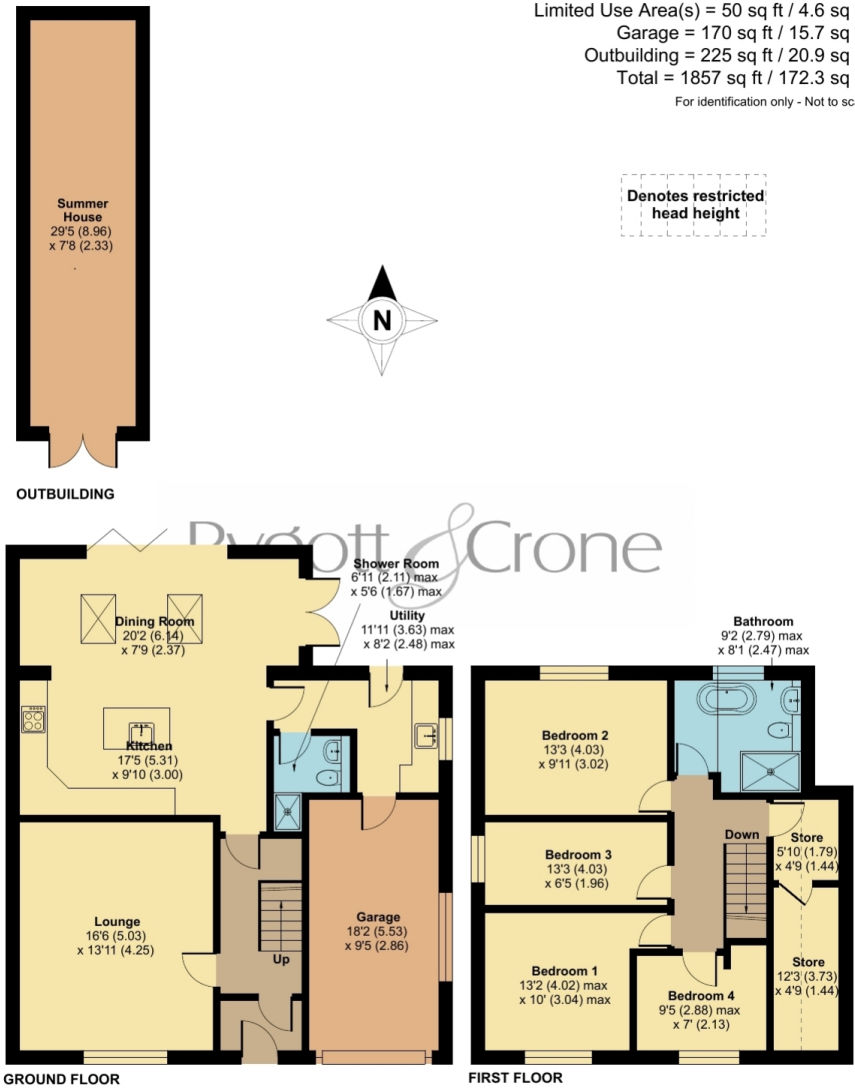




Barton Street, Laceby, Grimsby, DN37

Approximate Area = 1412 sq ft / 131.1 sq m
Limited Use Area(s) = 50 sq ft / 4.6 sq m
Garage = 170 sq ft / 15.7 sq m
Outbuilding = 225 sq ft / 20.9 sq m
Total = 1857 sq ft / 172.3 sq m

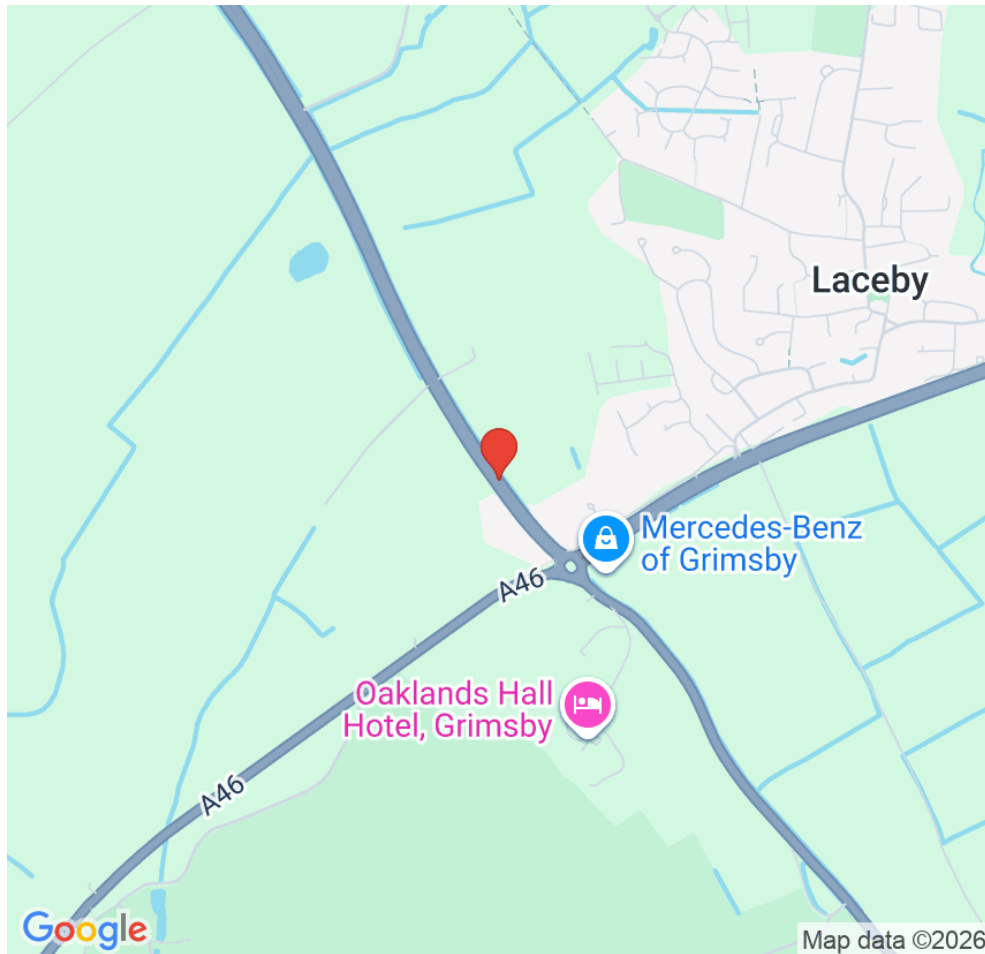
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Pygott & Crone. REF: 1496613



Location



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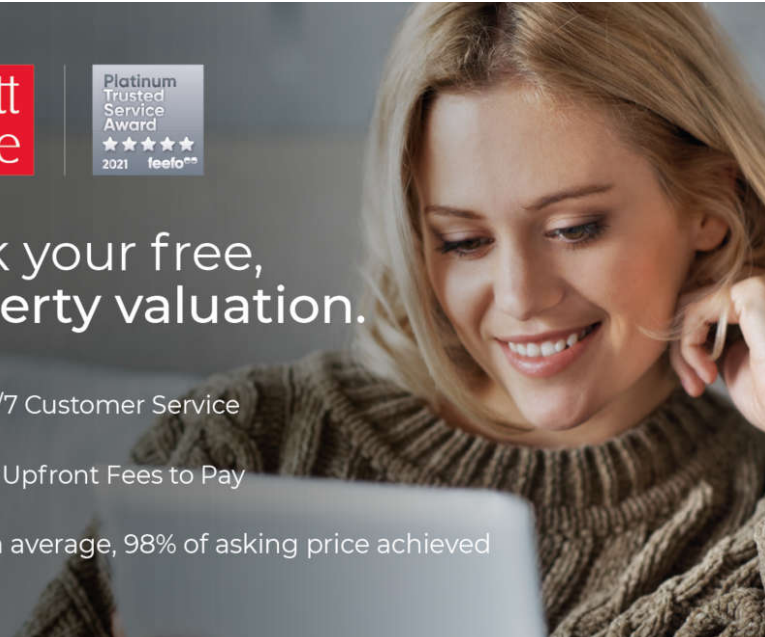







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Bluebell Lodge, Barton Street, Laceby
is on the market with our Grimsby branch

22 South St Mary's Gate, Grimsby DN31 1LQ

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