

## 64A WELHOLME AVENUE GRIMSBY, DN32 0PN

**£299,950**  
**FREEHOLD**

Positioned at the corner of Welhome Avenue and Weelsby Road, this distinguished five-bedroom detached home exudes traditional elegance. Retaining many original features, including beautiful herringbone parquet flooring and rich oak panelling, the property showcases timeless craftsmanship and character throughout.

Offering spacious living areas and off-road parking, this home has been carefully maintained and thoughtfully updated over the years while preserving its classic appeal. Ideally located near People's Park, the town centre, the hospital, and local colleges and the university, it provides both convenience and a welcoming family environment.

This property is perfect for those seeking a traditional home with space, charm, and a prime location.



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# 64A WELHOLME AVENUE



## ENTRANCE HALLWAY

As you enter the property through the side porchway you are met with a beautiful original front door with stained glass panels, herringbone parquet flooring commands the hallway with stairs to the first floor and doors to the dining room, lounge, kitchen and a storage area.

## DINING ROOM

This spacious front facing room has tri aspect windows the biggest being a large bay which overlooks the front garden, with decorative coving to the ceiling and large original skirting boards, a feature fireplace remains the focal point of the room

## LOUNGE

This stunning lounge features original varnished timber panelling and incorporates a feature fireplace, with a large bay window overlooking the front garden, decorative ceiling freezes and coving and original skirting boards

## KITCHEN

With a range of units including a central island area with complimenting worktops, inset sink unit, ceramic electric hob, built in oven, built in storage cupboard and a window overlooking the rear courtyard.

## PANTRY

With shelving to all sides.

## OUTTER LOBBY

This area leads to the W.C and into a further lobby with doors to the Utility & studio/bedroom five

## W.C

With low flush W.C and hand wash basin

## UTILITY

With plumbing and space for washing machine and space for a tumble dryer

## STUDIO/BEDROOM FIVE

Converted from the original garage and currently used as an artists studio this room would make a fantastic annex or teenagers hideaway with a window to the front aspect and French style doors to the courtyard

## FIRST FLOOR HALLWAY

with beautiful stained glass window and doors to all first floor rooms

## BEDROOM ONE

With stunning walk in bay window overlooking the front garden, picture rail and decorative ceiling

## BEDROOM TWO

with window overlooking the front aspect and decorative ceiling

## BEDROOM THREE

With window overlooking the side aspect

## BEDROOM FOUR

with fitted vanity hand basin and stairs to the loft room

## FAMILY BATHROOM

With a modern but in keeping fitted bathroom, panelled bath, hand wash basin and corner shower cubicle

## W,C

Low flush W.C

## LOFT ROOM

Accessed via ladder from bedroom four this fantastic room is perfect for storage or other uses with power and light

## EXTERNALLY

The property is situated on a corner plot with wrap around side and front gardens framed by mature trees and hedging, decorative planted borders create areas of colour and the recently laid paving adds a modern touch, the rest is laid to lawn with a corner summer

house with power, a small paved patio is located to the back and is accessed via the artists studio or rear lobby.

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### ADDITIONAL INFORMATION

**Local Authority –**

**Council Tax – Band E**

**Viewings – By Appointment Only**

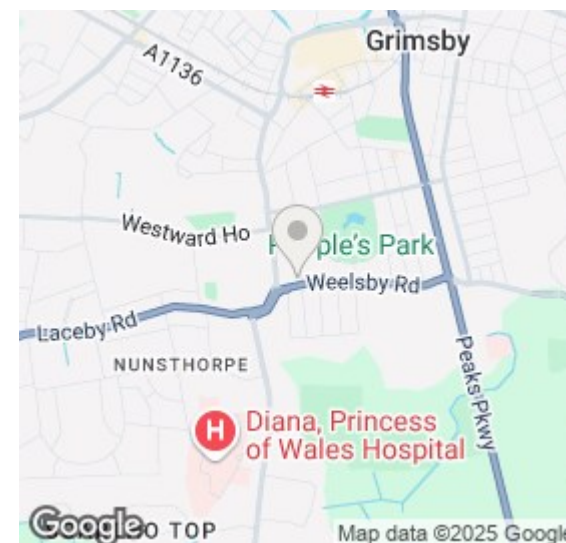
**Floor Area – sq ft**

**Tenure – Freehold**





Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



#### Energy Efficiency Rating

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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