

## 317 HANTON AVENUE

GRIMSBY, DN32 9LU

**£175,000**  
**FREEHOLD**

This exceptional four-bedroom Victorian mid-terraced property is a true gem, perfectly located within walking distance to a wide array of local amenities. Having undergone a meticulous renovation, the property beautifully blends the elegance of its original features with contemporary upgrades. Step inside to discover stunning period details such as original coving, charming tiled floors, and a classic front door with exquisite stained glass panels. The spacious living areas are complemented by a recently installed boiler and tastefully designed bathrooms, offering both comfort and style. To the rear of the property, you'll find the added bonus of off-road parking, providing ease and convenience in this sought-after location.



[WWW.BILTONS.CO.UK](http://WWW.BILTONS.CO.UK)  
01724 642002

# 317 HANTON AVENUE



## ENTRANCE HALLWAY

As you enter through the glazed Victorian style entrance door you are met with a stunning entrance hallway with original Victorian floor tiles, coving, stairs to the first floor and doors to both the lounge, second sitting room and dining kitchen

## LOUNGE

With beautiful front facing bay window, coving, deep skirting boards and a feature chimney breast with opening.

## SECOND SITTING ROOM

With a window to the rear aspect, deep skirting boards and a feature chimney breast with opening

## DINING KITCHEN

Recently renovated with large living dining space this stunning room has tri aspect windows the main one being the large square bay window, spot lights to the ceiling add light and the beautiful range of shaker style kitchen cupboards with complimenting worktops add style and functionality packed with fitted appliances such as dishwasher, double ovens, inset ceramic hob and extractor. there is also ample space for a free standing fridge freezer

## UTILITY LOBBY

located off the kitchen with a door to the rear garden and space and plumbing for a washing machine with worktop over.

## SHOWER ROOM

Located off the utility lobby with a low flush W.C, hand basin, shower cubicle with mains powered rainfall shower and hand held attachment and a heated towel rail

## FIRST FLOOR HALLWAY

beautiful split level landing with access to the loft and doors to all principle first floor rooms



## BEDROOM ONE

With beautiful front facing sash style windows and fitted wardrobes to both alcoves

## BEDROOM TWO

with window to the side rear aspect

## BEDROOM THREE

With window to the side aspect

## BEDROOM FOUR

with window to the side aspect

## FAMILY BATHROOM

Stunning renovated bathroom with feature large egg style bath, double shower enclosure with mains powered rainfall shower and hand held attachment, low flush W.C and vanity hand basin an obscured glazed window to the rear aspect adds natural light

## EXTERNALLY

As you approach the property from the front you are greeted with a handsome exterior with walled front gardens with decorative shrubs and wrought iron gate, timber storage for refuse bins and tiling leading to the front door.

To the rear the garden is split into two areas with the first area mainly laid to gravel perfect for seating & entertaining, beyond this is the concrete parking area the whole rear garden is fenced to all boundaries



## 317 HANTON AVENUE







**317 HANTON AVENUE**

## **ADDITIONAL INFORMATION**

**Local Authority –**

**Council Tax – Band**

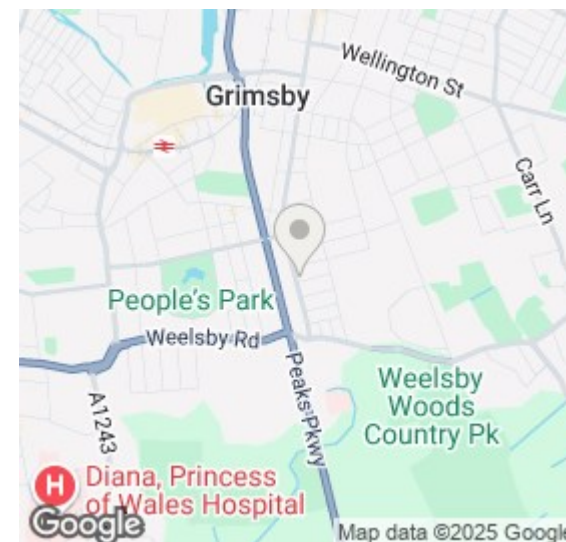
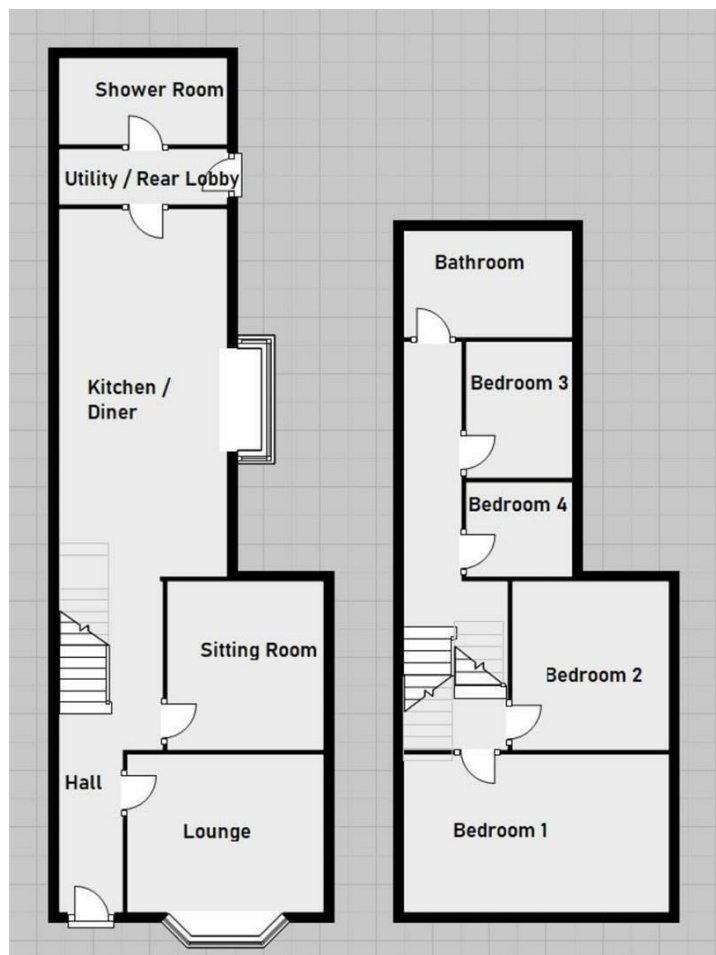
**Viewings – By Appointment Only**

**Floor Area – 1410.08 sq ft**

**Tenure – Freehold**







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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

monique@biltons.co.uk

07808163324

<https://biltons.co.uk/>

**BILTONS**  
THE PERSONAL AGENTS

WWW.BILTONS.CO.UK

01724 642002