



187A ST. NICHOLAS DRIVE GRIMSBY, DN37 9RE

£165,000
FREEHOLD

A spacious three-bedroom family home in the sought-after Wybers Wood area of Grimsby, offering three reception rooms, a modern kitchen diner, a converted garage office and a low-maintenance garden backing onto open fields.



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187A ST. NICHOLAS DRIVE



DESCRIPTION

Situated within the highly sought-after Wybers Wood area of Grimsby, this beautifully spacious three-bedroom family home offers a superb blend of versatile living space, modern convenience and a peaceful setting.

The ground floor enjoys three generous reception rooms, providing plenty of flexibility for both entertaining and everyday family life. The heart of the home is the well-proportioned kitchen diner, perfectly designed for family meals and social gatherings. Large windows and patio doors ensure the living areas feel bright and welcoming, creating a real sense of space throughout.

Upstairs, there are three good-sized bedrooms, each offering ample room for storage and comfort, together with a spacious family bathroom. The layout is ideal for growing families, with the option to adapt rooms to suit individual needs.

The rear garden is a real highlight of the property – a low-maintenance, fully enclosed outdoor space that backs directly onto open fields. This private and peaceful setting has been a favourite spot for the current owners, offering a perfect place for children to play or for hosting summer get-togethers.

Adding to its versatility, the garage has been cleverly converted to create a dedicated office, making it an excellent choice for those working from home, while still retaining valuable storage space.

With its generous proportions, family-friendly layout and desirable location close to schools, local amenities and transport links, this is a home that will tick many boxes for a wide range of buyers. Viewing is highly recommended to fully appreciate all that it has to offer.

ENTRANCE HALLWAY

KITCHEN DINING ROOM

LOUNGE

SUNROOM

OFFICE/SNUG

FIRST FLOOR HALLWAY

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

FAMILY BATHROOM

GARDENS/DRIVEWAY/GARAGE STORAGE

GARAGE STORAGE - 2,39m x 0.93m

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold

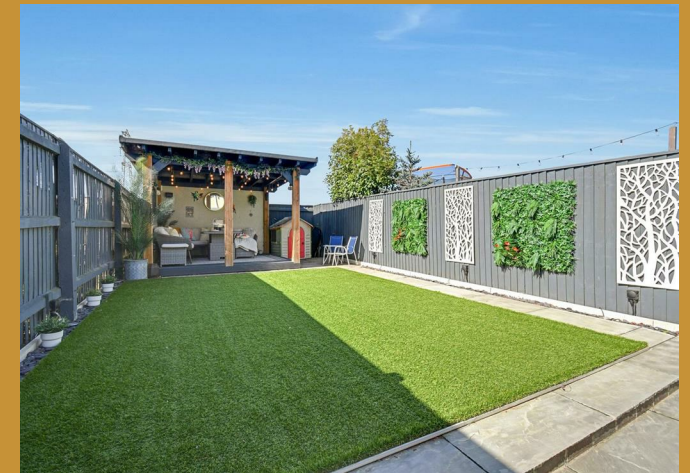




Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	76	
(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

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