

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 10 ABBEY PARK ROAD, GRIMSBY

**PURCHASE PRICE £650,000 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

F

#### PURCHASE PRICE

£650,000

#### TENURE

We understand the property to be Freehold and this is to be confirmed by the solicitors



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## 10 ABBEY PARK ROAD, GRIMSBY

Nestled on the charming Abbey Park Road in Grimsby, this remarkable detached Edwardian home presents a rare opportunity for discerning buyers seeking both elegance and comfort. With an impressive six bedrooms and six bathrooms, this property is designed to accommodate families of all sizes, offering ample space for relaxation and entertainment.

Upon entering, you are greeted by three inviting reception rooms, perfect for hosting guests or enjoying quiet evenings with family. The heart of the home is undoubtedly the fabulous open-plan kitchen and living area, which seamlessly blends modern living with classic charm. This space is ideal for both casual dining and formal gatherings, making it a true hub of the home.

The master suite is a luxurious retreat, complete with an ensuite bathroom and a spacious dressing room, ensuring privacy and convenience. Five additional bedrooms provide flexibility for family, guests, or even a home office, with three of these bedrooms featuring their own ensuite facilities.

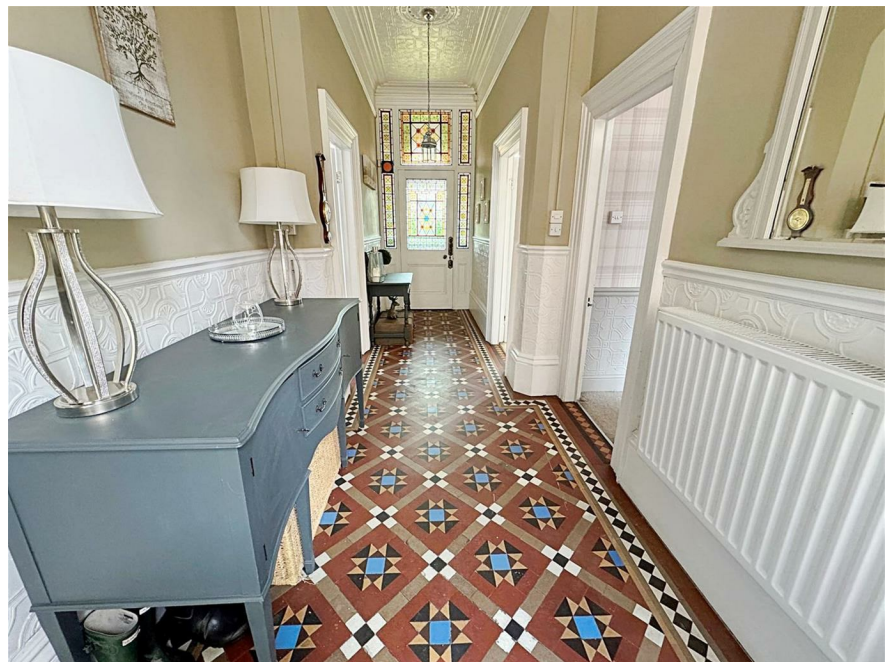
The exterior of the property is equally impressive, boasting a stunning garden that features a patio area, perfect for alfresco dining or simply enjoying the outdoors. A raised, customised pool adds a unique touch, providing a private oasis for relaxation and recreation.

With parking available for up to ten vehicles, this home is not only spacious but also practical. The absence of a chain means a smoother transition for the new owners, allowing you to settle into your new lifestyle without delay.

This Edwardian gem is more than just a house; it is a lifestyle waiting to be embraced. Don't miss the chance to make this exceptional property your new home.

### **ENTRANCE HALL**

Up the steps to the original door with stained glass, two central heating radiators, stairs to the first floor accommodation, original tiled floor, Lincrusta wallpaper to the bottom half of the walls and lights to the ceiling.



### **ENTRANCE HALL**



## 10 ABBEY PARK ROAD, GRIMSBY

### **SITTING ROOM**

18'5 x 14'3 (5.61m x 4.34m)

The sitting room is to the front of the property with a walk-in bay window with sash windows, a feature fire surround with a wood burner and built in cupboard to either side of the chimney breast. There is a light and coving to the ceiling.



### **SITTING ROOM**



## 10 ABBEY PARK ROAD, GRIMSBY

### DRAWING ROOM

17'9 decreasing to 14'5 x 25'1 (5.41m decreasing to 4.39m x 7.65m)

The drawing room is to the front of the property with two walk-in bay windows with sash windows, a feature fire surround with a cast iron fire, two central heating radiators. There is a light and coving to the ceiling.



### DRAWING ROOM





## 10 ABBEY PARK ROAD, GRIMSBY

### **STUDY/SNUG**

14'1 x 13'6 (4.29m x 4.11m)

The study with a u.PVC double glazed window, a feature fire surround with a cast iron fire, a central heating radiator and two lights to the ceiling.



### **CORRIDOR**

Inner corridor which leads to the kitchen/living area with a porcelain tiled floor, underfloor heating, a storage cupboard and a pantry and spotlights to the ceiling. There are u.PVC double glazed French doors with lead to a courtyard area with decorative stones.

### **SHOWER ROOM**

11'4 x 4'9 (3.45m x 1.45m)

With a walk-in shower, a white sink with a chrome mixer tap set on wooden unit and a toilet. A u.PVC double glazed window, a ladder style central heating radiator, a tiled floor and a light to the ceiling.



### **PANTRY**

8'2 x 2'7 (2.49m x 0.79m)

The walk-in pantry with shelving, a tiled floor and a light to the ceiling.

**KITCHEN/LIVING ROOM**



**KITCHEN AREA**

13'8 x 10'6 (4.17m x 3.20m)

The kitchen area with a range of wall and base units hand painted in Farrow and Ball Railings colour, contrasting work surfaces incorporating a ceramic sink with a chrome mixer tap. A free standing range cooker, an American style fridge/freezer and a dishwasher. A u.PVC double glazed window, porcelain floor tiled with underfloor heating, a door to the second staircase and spotlights to the ceiling.





**KITCHEN AREA**



**LIVING AREA**

17'5 decreasing to 13'4 x 29'8 (5.31m decreasing to 4.06m x 9.04m)

With a u.PVC double glazed walk-in bay window and u.PVC double glazed French doors, a centre island with Farrow and Ball hand painted French grey units and contrasting work surface. Continuation of the Porcelain floor tiles with underfloor heating and spotlights to the ceiling.



### LIVING AREA



### DINING AREA

The dining area with u.PVC double glazed French doors lead onto a small patio area. There is an inset fireplace with lighting, a built in cupboard, Amtico flooring with underfloor heating and spotlights to the ceiling.

### BOOT ROOM

11'5 x 5'1 (3.48m x 1.55m)

The boot room with a hardwood stable style door which leads into the garden, a range of Navy blue coloured base units with contrasting work surfaces incorporating a stainless steel sink unit with a chrome tap. There is a tiled floor, a central heating radiator, a wall mounted central heating boiler and a light to the ceiling.

### AIR RAID SHELTER/BAR

11'4 x 5'6 (3.45m x 1.68m)

Down a couple of steps in the bar with exposed brick walls and floor boards and there is light and power.



## 10 ABBEY PARK ROAD, GRIMSBY

### LANDING

Up the stairs to the split level landing featuring two stained glass windows, a u.PVC double glazed window, a central heating radiator, Lincrusta wallpaper to the bottom half of the walls, lights and lofts access to the ceiling. Second staircase takes you down into the kitchen



## 10 ABBEY PARK ROAD, GRIMSBY

### **MASTER BEDROOM**

17'10 x 13'8 into bay (5.44m x 4.17m into bay)

The master bedroom with a u.PVC double glazed walk-in bay window overlooking the garden, a central heating radiator, a built in cupboard and a light to the ceiling. There is also a door into bedroom six.





**MASTER BEDROOM**



**ENSUITE**

11'4 x 7'4 (3.45m x 2.24m)

The ensuite comprising of a white free-standing claw foot bath, a white sink with a chrome mixer tap set on a black vanity unit, separate shower enclosure and a toilet. A u.PVC double glazed window, Amtico flooring, spotlights and coving to the ceiling. There is an alcove with a u.PVC double glazed window and there is a second wall mounted central heating boiler.



**DRESSING ROOM**

11'4 x 8'10 (3.45m x 2.69m)

With a u.PVC double glazed window, a graphite ladder style central heating radiator, a range of built in wardrobes and shelves and a light to the ceiling.

### **BEDROOM TWO**

19'1 max decreasing to 12'11 x 15'5 (5.82m max decreasing to 3.94m x 4.70m)

Bedroom two is to the front of the property with a walk-in bay and sash windows, a central heating radiator, laminate to the floor, a light to the ceiling and door to the ensuite.



### **ENSUITE**

6'5 x 5'8 (1.96m x 1.73m)

With a white free-standing, claw foot bath with a chrome mixer shower tap, a cabinetised sink and toilet with chrome fittings. A sash window, a central heating radiator, laminate to the floor and a light to the ceiling.

### **BEDROOM THREE**

18'4 max decreasing to 13'4 x 14'4 (5.59m max decreasing to 4.06m x 4.37m)

Bedroom three is to the front of the property with a walk-in bay window and sash windows, a black painted fire surround with a cast iron fire and a tiled hearth. A central heating radiator, laminate to the floor, a light to the ceiling and door to the ensuite.





## 10 ABBEY PARK ROAD, GRIMSBY

### **ENSUITE**

9'9 x 4'7 (2.97m x 1.40m)

With a white suite comprising of a panelled bath with a chrome mixer tap, a shower over with a glass shower screen, a vanity sink unit with a chrome mixer tap and a toilet. Part tiled walls, a central heating radiator, laminate to the floor and a light to the ceiling.



### **BEDROOM FOUR**

12'6 x 14'7 (3.81m x 4.45m)

With a u.PVC double glazed window, a wooden fire surround with a cast iron grate within and a tiled hearth. There are two built in cupboards, a central heating radiator and a light to the ceiling.



## 10 ABBEY PARK ROAD, GRIMSBY

### **BEDROOM FIVE**

9'11 x 9'1 (3.02m x 2.77m)

With a u.PVC double glazed window, laminate to the floor, a central heating radiator, a light to the ceiling and a door leading to the ensuite.



### **ENSUITE**

9'1 x 3'1 (2.77m x 0.94m)

With a shower enclosure, a pedestal wash hand basin with a chrome mixer tap and a toilet. There is laminate to the floor and a light to the ceiling.

### **BEDROOM SIX**

13'5 x 8'5 (4.09m x 2.57m)

With a u.PVC double glazed window, a central heating radiator, a door to the master bedroom, a light and coving to the ceiling.





### **BATHROOM**

11'8 x 8'4 (3.56m x 2.54m)

The bathroom with a white suite comprising of a free-standing claw foot bath with a chrome mixer tap, a separate shower enclosure, a pedestal wash hand basin with chrome taps and a toilet. There are two u.PVC double glazed windows, part wood panelling to the walls, a central heating radiator with a chrome towel rail, laminate to the floor and a light to the ceiling.



### **UPSTAIRS UTILITY ROOM**

8'3 x 4'11 (2.51m x 1.50m)

The utility room with pale grey base units, contrasting work surfaces incorporating a stainless steel sink unit with a chrome mixer tap. A u.PVC double glazed window, plumbing for a washing machine, space for a tumble dryer, a central heating radiator, a light and coving to the ceiling.





## 10 ABBEY PARK ROAD, GRIMSBY

### OUTSIDE

The front of the property has a fenced boundary with double wooden gates and is laid to decorative stones providing ample off-road parking.

The rear garden has a walled, fenced and tree lined boundary and is mainly laid to lawn with a large patio area ideal for entertaining and al-fresco dining. There is a custom made raised decked area with space for sun loungers and an inset pool. There is outside lighting and power.



### OUTSIDE





10 ABBEY PARK ROAD, GRIMSBY

OUTSIDE



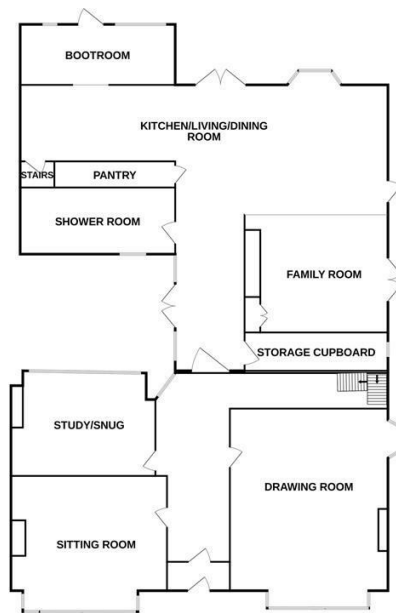
DOOR



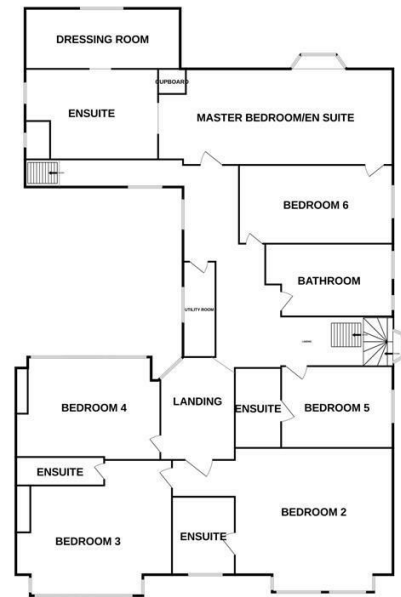
BASEMENT



GROUND FLOOR



1ST FLOOR




LARGE DETACHED

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.


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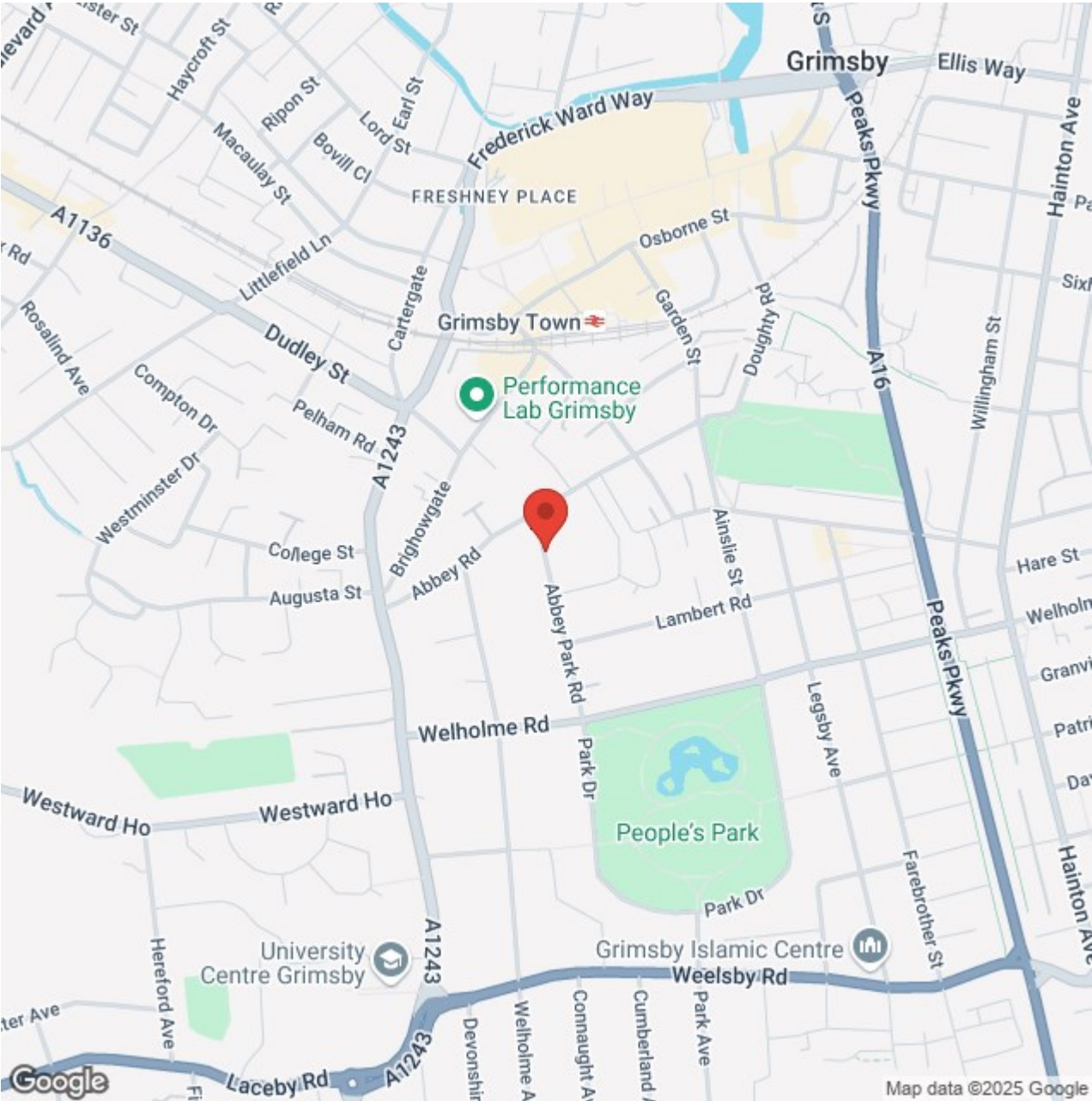


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



## **ADDITIONAL NOTES**

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Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or [james@jdwassociates.co.uk](mailto:james@jdwassociates.co.uk).

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*They normally charge a fee of £495 payable on production of offer.*

*(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)*

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**\* ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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