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Welholme Avenue, Grimsby



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When it comes to
property it must be


lovelle



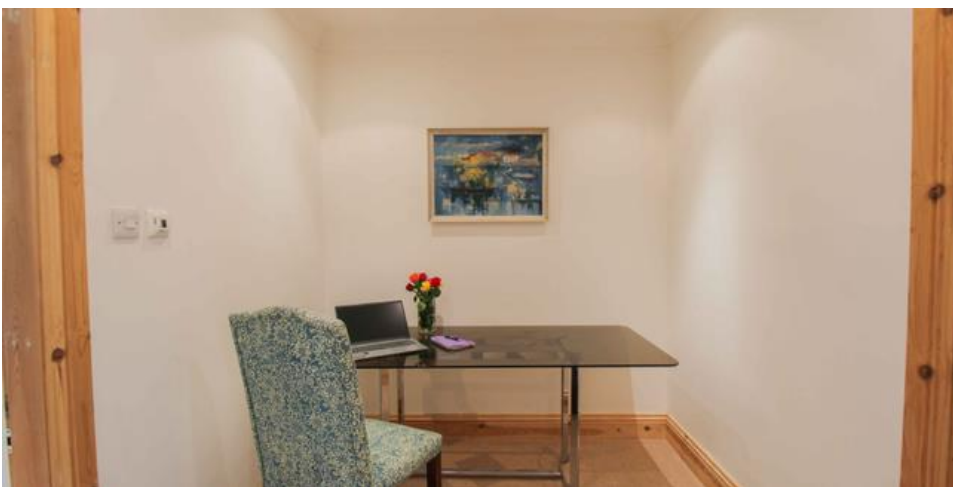
Offers in excess of £349,950



Unique detached residence offering versatile and spacious accommodation, immaculately presented throughout and located within a highly sought after area of Grimsby Town Centre.

Key Features

- Executive Detached House
- Spacious & Versatile Accommodation
- Sought After Town Centre Location
- Four Bedrooms
- Two Bathrooms
- Open Plan Kitchen/Diner
- EPC rating C
- Tenure: Freehold





Lovelle offer to market with NO ONWARD CHAIN this unique detached residence that offers versatile and spacious accommodation which is immaculately presented throughout with the added benefit of uPVC double glazing and gas central heating. Nestled away within an exclusive cul-de-sac (unadopted/private road) off 'Welholme Avenue', a picturesque tree lined street within easy reach of the beautiful 'Peoples Park' in central Grimsby and positioned well for ease of access to the vast range of local amenities on offer. Boasting generous south facing and private grounds with beautifully landscaped gardens, two driveways and drive thru garage that provides ample off-road parking. Viewing is a must to fully appreciate all this magnificent family home has to offer.

Hall

3.19m X 3.18m

Entered through double entrance doors is this light and spacious hall with stairs that lead to the first floor, radiator and cloak cupboard.

Lounge

4.57m X 5.95m

Neutrally decorated with a beautiful cast ceramic fire surround incorporating an open flu with a naked flame gas fire. Two radiators and sliding patio doors that open into the rear garden.

Snug

3.13m X 4.23m

Tastefully decorated, radiator and window to the front aspect.

Kitchen/Diner

2.97m X 6.08m

Superbly fitted wall and base units with complimentary worktops over incorporating ceramic sink with drainer and four ring electric hob with extractor above. Built-in appliances include; double oven, microwave, dishwasher and fridge. Attractive tiling to splashback areas and engineered oak flooring that flows through to the dining area. Two radiators, window to the side aspect and sliding patio doors open in to the rear garden. Built in airing cupboard with large mains pressurised hot water cylinder.

Utility / Side Porch

2.99m X 1.58m

Hard wearing carpet, built-in storage cupboard, plumbing for washing machine and tumble dryer, window to the rear aspect and entrance door.

Inner Hall / Study

2.12m X 2.56m

Providing access to both the ground floor bedroom and bathroom with private access door from the hall that offers the ability to have self contained accommodation / separate living suite.

Bedroom 4

2.55m X 5.23m

Neutrally decorated, radiator and window to the rear aspect.

Ground Floor Bathroom

2.36m X 2.34m

Modern part tiled suite comprising of; large walk-in shower cubicle, panelled bath, low flush wc, pedestal wash hand basin, towel radiator, electric under floor heating and window to the front aspect.

Landing

5.29m X 0.83m

Decorated to match the hall, loft access, radiator and window to the side aspect.

Bedroom 1

3.66m X 3.22m

Stylishly presented, built-in wardrobes with matching dresser, radiator and window to the rear aspect.

Bedroom 2

3.86m X 3.21m

An excellent size second bedroom, radiator and window to the rear aspect.

Bedroom 3

3.45m X 3.12m

Radiator and window to the front aspect.

Bathroom

2.54m X 3.45m

An exquisite suite comprising of; larger than average panelled bath and shower cubicle, pedestal wash hand basin, bidet and wc. Two towel radiators, tiling to splash areas and floor, window to the side aspect.

Outside

N/a

The rear garden is of a generous size, faces south and is well stocked with a vast range of mature trees and shrubs. Raised timber decking spreads across the width of the property and has proved ideal for entertaining and alfresco dining. To the front of the property there are two separate driveways and single garage that provide ample off-road parking. Storm porch with tiled floor and outside lighting.

Garage

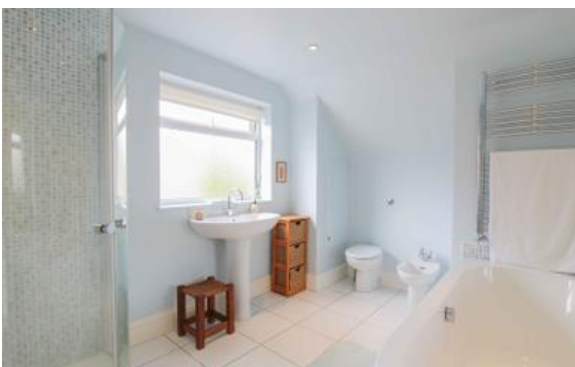
2.80m X 4.97m

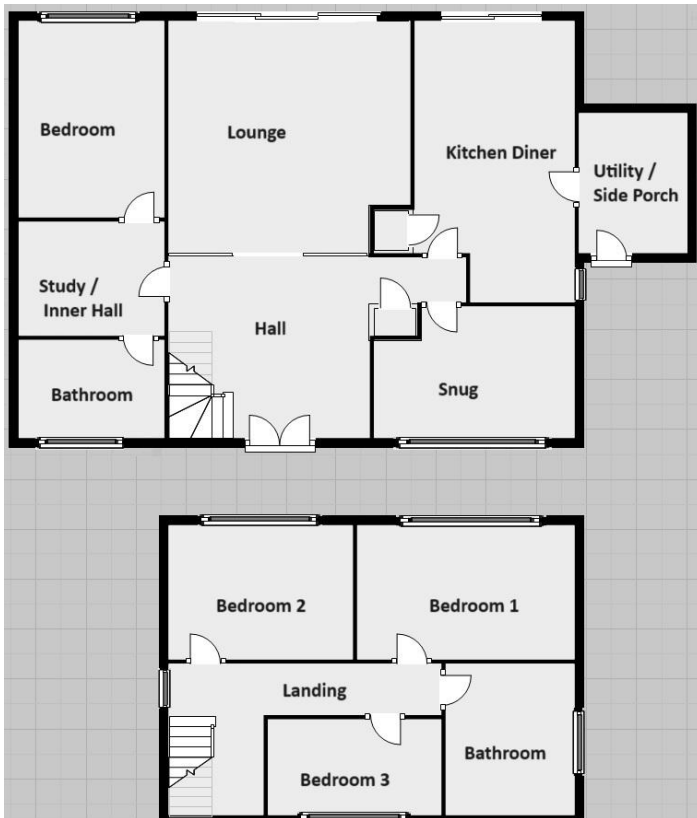
Brick built garage with light and power, two vehicle access doors, one to the front and one to the rear. The rear door is fixed in place but could be replaced and reverted back to a functional up and over door, therefore offering a 'Drive Thru' facility.

Disclaimer

0.00m x 0.00m (0'0" x 0'0")

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