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Park Drive, Grimsby



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When it comes to
property it must be


lovelle



Offers over £599,950

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Lovelle offer to market this superb, five bedroomed Edwardian detached house overlooking the beautifully tree lined 'Peoples Park'.

Key Features

- Edwardian Detached House
- Five Bedrooms
- Generous Plot (0.42 acre sts)
- Stunning Period Features
- Premier Residential Position
- Recently Installed Central Heating System (2020)
- EPC rating F
- Tenure: Freehold





Lovelle offer to market this superb five bedroomed Edwardian detached house situated in one of the town's premier residential positions, overlooking the stunning tree lined 'Peoples Park' and positioned within reasonably easy reach of the town centre. This magnificent property retains the majority of its many superb original features, including the turning hallway with original open fire set in a delightful surround with matching panelling to the walls and matching open spelled return staircase, with leaded coloured lights on the half landing and double doors which open onto a side balcony with views over the Park. It has original covings, doors, skirtings, etc virtually throughout and has the original "servants" bell push system and rear "servants" staircase. The spacious accommodation briefly comprises of; delightful entrance porch, fabulous brick and uPVC double glazed side conservatory, with doors to the garden, large and welcoming hallway, cloakroom (hand basin), separate w.c., living room, dining room, gym with steps down into a stunning and living space (formerly snooker room), spacious breakfast kitchen incorporating a range oven with extractor hood over, large utility room, lobby, boiler room and second cloakroom (w.c., and hand basin) on the ground floor. On the first floor is a delightful landing which mirrors the hallway, master bedroom with fitted wardrobes and stylish en-suite (large bath, spacious shower, hand basin, w.c., and built-in sauna), four further double bedrooms, each with fitted wardrobes, family bathroom (bath, vanity basin, and separate shower), separate w.c. The property stands on a good-sized plot (0.42 acres STS) with delightful and mature gardens to the front and rear, the rear also having a patio and swimming pool. A driveway to the front provides off-road parking, and leads to the large detached double-length brick garage with electric door fitted, whilst to the rear of the garden is a large Coach House, which can be used as a triple garage, with additional work space and having useful attic storage over. Viewings are highly recommended in order to fully appreciate the true beauty of this magnificent home offering great value for money.

Porch

N/a

With attractive timber double doors. Octagonal porch with partly tiled marble floor.

Hall

7.67m x 5.56m

A magnificent spacious hallway, with feature open fire, set in an attractive traditional surround, with matching panelling to dado rail level, and matching return staircase with stunning open-spelled stair rail. Picture rail, attractive deep coving and superb plaster relief work to the ceiling, including a ceiling rose.

Conservatory

5.29m x 3.29m

Situated to the side of the property is this delightful brick and uPVC double glazed conservatory and uPVC double door leading the rear garden.

Cloakroom

N/a

Partly tiled, with hand basin, and attractive tiled floor. Decorative coving, coat hooks, and radiator. Leaded coloured lights. Separate w.c with partly tiled walls, and attractive tiled floor. Coloured leaded window.

Sitting Room

4.67m x 6.11m

With an attractive and decorative fire surround. Log burner. Superb coving, and relief work above the plate rack and on the ceiling. Three radiators, and timber double glazed window units, including the bay window, overlooking the Park.

Dining Room

5.14m x 4.40m

With open fire, set in an attractive surround. Superb ceiling with decorative plaster relief work, deep coving and picture rail. Three radiators, and timber double glazed windows, including a delightful bay window overlooking the Park.

Inner Hall

N/a

With walk-in store, which contains various cupboards and shelves.

Kitchen

5.35m x 5.12m

Partly tiled, with a range of fitted wall and base units, incorporating a double sink unit, with drainer and mixer tap. The

Gym

6.34m x 4.24m

With attractive coving and decorative panelled ceiling. Two radiators. Timber double glazed windows and double door which leads to the rear garden. Steps also lead down to family room.

Family Room (Former Snooker Rooms Room)

7.39m x 5.32m

A superb space, previously housing a full size snooker table! Dual aspect timber double glazed windows and uPVC double glazed patio doors, which lead to the rear patio. An attractive decorative fire surround and deep coving.

Rear Lobby

N/a

With doorway to the garden.

Utility Room

4.25m x 2.84m

Spacious utility room, being partly tiled, and having a range of fitted wall and base units, incorporating a sink unit, with drainer and mixer tap. Large walk in storage cupboard with shelves fitted. Radiator, and timber double glazed window unit. Original second Servants staircase leads to the first floor. Walk-in store.

Plant Room

2.94m x 3.3m

Housing a commercial sized boiler (installed 2020), capable of heating the house, swimming pool and the coach house. Gas central heating boiler. Accessed off the rear inner lobby which which has a timber double glazed rear door.

Wash Room

N/a

With w.c., and built-in sink. Radiator, and a timber double glazed window unit.

Landing

N/a

On the half landing is a magnificent bay window, with leaded coloured lights and secondary double glazing, and also having double doors, which lead on to the balcony. The main landing enjoys the benefit of an open-spelled stair rail and has panelling to dado rail level. Superb coving to ceiling, with plaster relief work. Radiator.

Balcony

N/a

A delightful balcony, to the side of the property, which has views of the Park to the front and the garden to the rear.

Bedroom 1

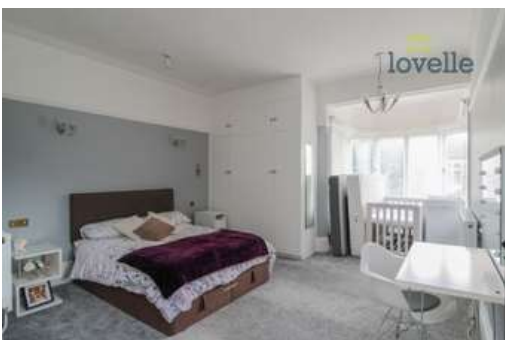
6.01m x 6.07m

With a range of fitted wardrobes, and cupboards, with matching dressing table. Two radiators, and timber double glazed bay window overlooking the park.

En-suite Bathroom

N/a

Spacious bathroom, being partly tiled, and having a stylish suite in the fashionable white, comprising large Jacuzzi bath (not tested), with telephone-style mixer tap, with shower hose attachment, pedestal hand basin with attractive mirror over with lights fitted, large shower cubicle, and close-coupled w.c. Attractive coving, and spotlights to ceiling. Built-in sauna. Radiator and timber double glazed window unit.





Bedroom 2

5.15m x 5.72m

With a range of fitted wardrobes and cupboards, with built-in sink. Picture rail and attractive coving. Two radiators, and timber double glazed windows, including attractive bay, overlooking the park.

Bedroom 3

7.67m x 5.56m

With an attractive range of fitted wardrobes and cupboards. Picture rail and coving. Two radiators, timber double glazed bay window, and timber double glazed doorway leading to roof terrace.

Bedroom 4

3.93m x 3.18m

With a range of fitted wardrobes and cupboards, incorporating a centre dressing table, with mirror and hand basin. Picture rail, radiator, and timber double glazed window unit.

Bedroom 5

4.17m x 3.27m

With a range of fitted wardrobes and cupboards, incorporating a dressing table, with built-in hand basin, and having mirror over. Radiator, and shaver point. Timber double glazed window unit.

Family Bathroom

N/a

Partly tiled with a panelled bath, vanity hand basin, with cupboards and drawers below, and separate shower cubicle. Heated towel-rail style radiator, and timber double glazed window unit.

First Floor Separate WC

N/a

Partly tiled with w.c. and hand basin. Radiator and timber double glazed window unit.

Gardens

N/a

The property stands on a good-sized plot, with mature lawned gardens to the front and rear, the rear having a good variety of trees, shrubs patio areas and swimming pool.

Garage

3.6m x 10.4m

A driveway in the front garden provides off-road parking, and leads to the large, double length, brick and tiled garage, with electric up-and-over door to the front, and courtesy door to the side. Power and water feed.

Coach House / Garage 2

14.41m x 3.97m

Accessed from Bargate Avenue to the rear of the property, and situated at the bottom of the garden, is a large brick former Coach House, which could be used as a triple garage with additional workshop (3.38m x 3.90m), also having excellent loft storage space over. To the side of the workshop is a covered area currently used as a log store. We understand the coach house has permission to be converted into living accommodation, full details can be found on the council planning portal using reference : DM/0685/19/FUL

Security System

N/a

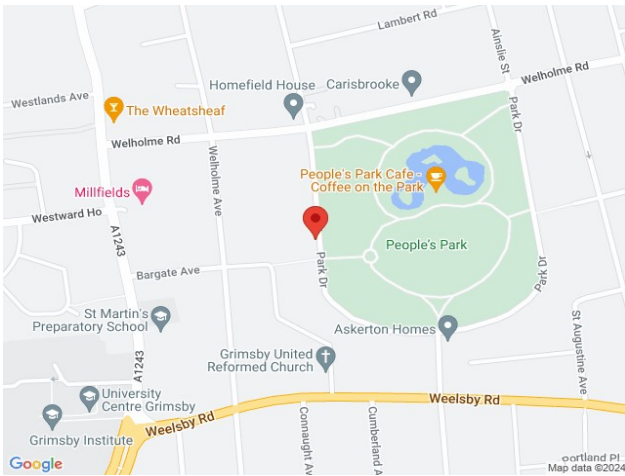
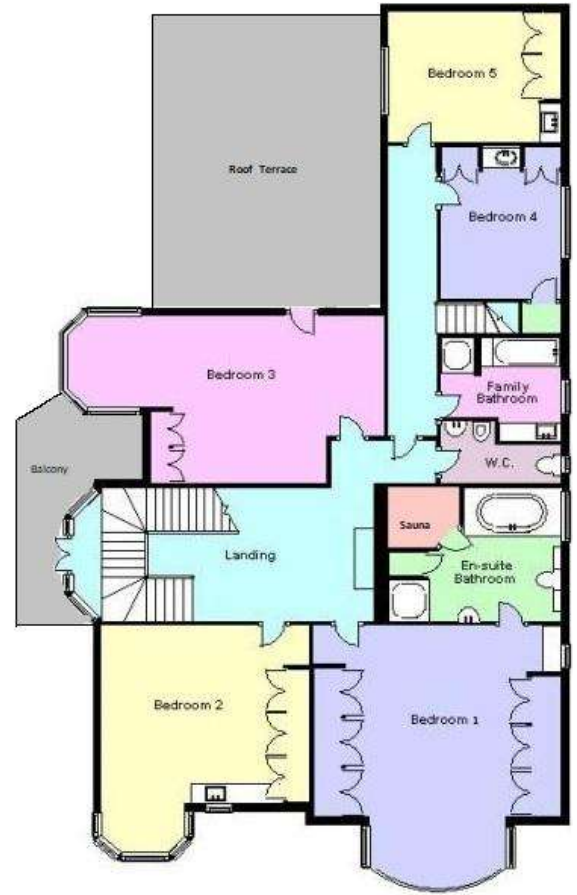
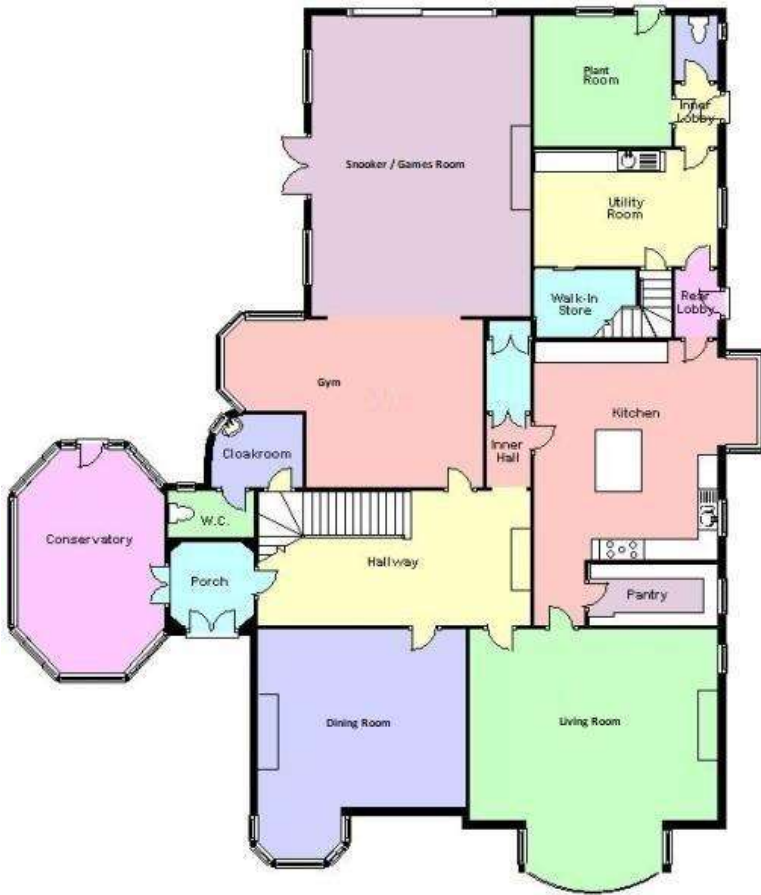
11 top of the range CCTV cameras providing full external coverage including internal coverage of the coach house. Four zones with perimeter sensors with reactive floodlights. Alarm system, covering the house, coach house and garage.

Disclaimer

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

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	64
(39-54)	E	
(21-38)	F	32
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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