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Heneage Road, Grimsby



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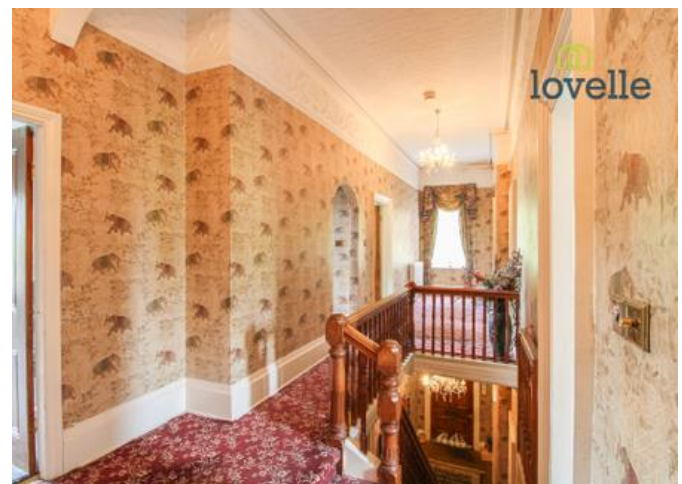
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property it must be


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Offers in excess of £399,950



a CLASSIC VICTORIAN DETACHED TOWN HOUSE of great charm and traditional appeal with an attached THREE BEDROOM BUNGALOW ANNEXE.

Key Features

- Detached House & Bungalow Annex
- Five Bedroom House
- Three Bedroom Bungalow Annex
- 0.24 Acre Plot (STS)
- Established, Well Maintained and Private Grounds
- Original Victorian Features
- EPC rating F
- Tenure: Freehold





** FIVE BEDROOM HOUSE AND THREE BEDROOM ANNEXE BUNGALOW **

Lovelle are delighted to offer to market Heneage Villa, standing in an elevated position on the corner of Heneage Road and Eleanor Street, is a CLASSIC VICTORIAN DETACHED HOUSE of great charm and traditional appeal. With 11'0 high ceilings, deep skirtings, a wonderful spindle balustrade staircase and substantial internal doors etc. the property retains so much of its authentic original character and those who love homes from this golden period of English architecture are bound to like what they see.

Heneage Villa benefits from a single storey bungalow annexe at the side and this very useful space can be used, as at present, as extended accommodation for the main house or perhaps utilised to accommodate a live-in relative seeking independence with support.

Principal features of the gas centrally heated and uPVC double glazed accommodation undoubtedly include the welcoming and impressive central Reception Hall, the three main reception rooms (all with stunning classic fireplaces) and the Dining Kitchen with its maple cabinets, range cooker and black sparkle floor. On the first floor there are five bedrooms, Bathroom with a white suite and wonderful tongue and groove panelling.

The single storey bungalow annexe currently provides three bedrooms, a good size Lounge, and a Bathroom and it is accessed either from the main house or via its own independent Entrance Hall.

Heneage Villa stands within gardens with established lawns, shrubs and flower borders and a pleasant, enclosed courtyard area. The substantial Garage is approached over a long drive which provides plenty of additional parking and gates create privacy and security.

The property lies within easy reach of central Grimsby with shopping facilities, bus routes and amenities all nearby. With a number of properties in the area undergoing refurbishment and enhancement this is a location which is well worth considering for those seeking a Victorian home of immense appeal.

RECEPTION HALL

N/a

An impressive 8.41m long hallway featuring the staircase with spindle balustrade leading to the first floor. Leading off the hall there are two useful store cupboards and there is a quality oak floor. Central heating radiator.

CLOAKROOM

N/a

With a white w.c. and a handbasin with vanity unit.

SITTING ROOM

6.04m x 4.90m

An elegant room featuring a superb white marble fireplace with a cast iron inset and an electric flicker flame fire. There is a central heating radiator.

DINING ROOM

5.59m x 4.04m

Again an impressive room featuring a classic black and green marble fireplace with an arched cast iron inset and a living flame gas fire. There is a central heating radiator.

LIVING ROOM

4.62m x 4.04m

A cosy room enhanced by the black and green traditional fireplace with an arched cast iron inset and a living flame gas fire. There is a central heating radiator.

UTILITY/SHOWER ROOM

2.69m x 2.13m

Leading off the Reception Hall with modern wall mounted cupboards, sink and plumbing for appliances. Double width shower cubicle and towel radiator.

DINING KITCHEN

4.22m x 4.04m

A stunning kitchen equipped with a range of maple finish wall and base cabinets with speckled worktops incorporating a double bowl single drainer stainless steel sink unit. There is space for an American style fridge and the Rangemaster Elan range cooker and the Rangemaster extractor fan above are included in the sale. There is a built in dishwasher and the floor features superb black sparkle tiles. Central heating radiator.

SUN ROOM

2.86m x 2.98m

Serving a dual purpose as an entrance lobby and with a central heating radiator. A door links to the single storey bungalow annex.

FIRST FLOOR LANDING

N/a

With the airing cupboard and a walk-in store formerly housing an additional w.c and currently housing the gas central heating boiler.

BEDROOM 1

4.16m x 3.81m

Stylishly presented with a central heating radiator.

BEDROOM 2

4.07m x 4.04m

Large bedroom and with a central heating radiator.

BEDROOM 3

3.70m x 2.72m

central heating radiator.

BEDROOM 4

4.16m x 4.18m

A good size room with a central heating radiator.

BEDROOM 5

3.66m x 2.97m

Tastefully decorated with a central heating radiator.





BATHROOM

2.74m x 2.13m

Equipped with a classic white suite comprising a freestanding claw foot bath, a w.c. and a pedestal hand basin. The walls have tongue and groove panelling to dado height and there is a central heating towel radiator.

ANNEX ACCOMMODATION

N/a

ENTRANCE HALL

N/a

With a cloak cupboard and a good size walk in store.

LOUNGE

4.22m x 3.76m

With inset ceiling spotlights and a central heating radiator. Attractive fire surround with electric flame effect fire.

BEDROOM ONE

4.27m x 2.87m

With a central heating radiator and downlighting.

BEDROOM TWO

2.64m x 2.49m

With a central heating radiator and downlighting.

BEDROOM THREE

3.45m x 2.82m

With spotlights and a central heating radiator.

BATHROOM SUITE

3.45m x 2.82m

An exquisite fully tiled suite comprising a panel bath, a pedestal hand basin and a w.c. Central heating towel radiator.

GARAGE

6.58m x 4.44m

With glazed brick internal walls, an original inspection pit and electric light and power.

GARDENS

N/A

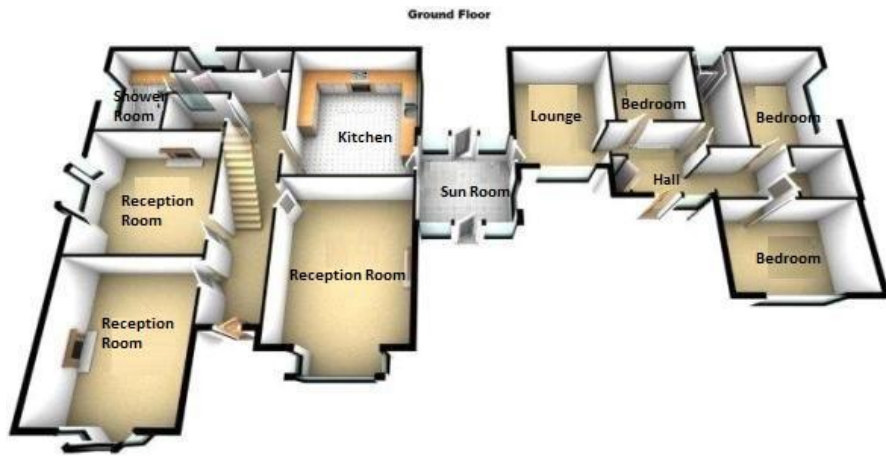
The house stands within surprisingly good size gardens which can meet the varying needs of a family purchaser. A sizeable driveway leads to the garage and provides plenty of space for parking additional vehicles and there is a lovely private lawned garden ideal for children playing etc. To the eastern side of the house there is an enclosed courtyard area with a hot tub (available at separate negotiation), perfect for outdoor dining. Established trees on the outer boundaries of the garden provide an excellent degree of privacy and seclusion.

Disclaimers

We have been advised by the owners that there is a natural spring located on the front boundary.

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.





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