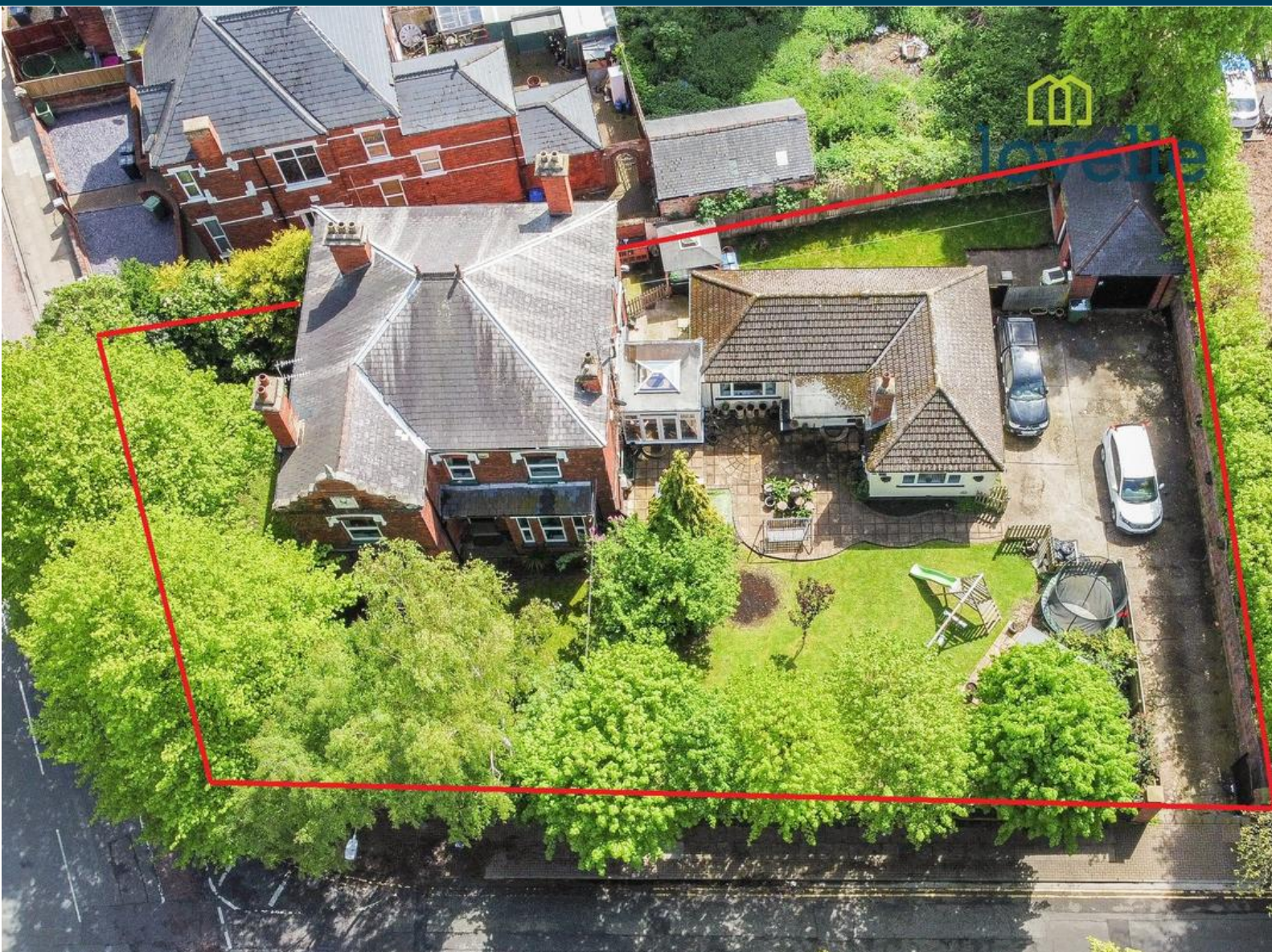


Buy. Sell. Rent. Let.



Heneage Road, Grimsby



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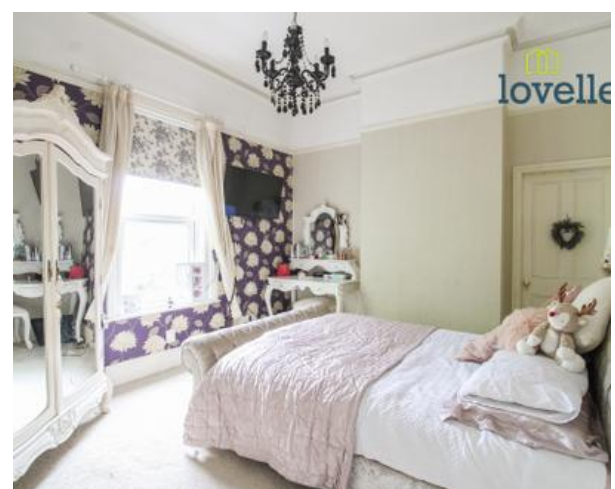
Offers over £325,000

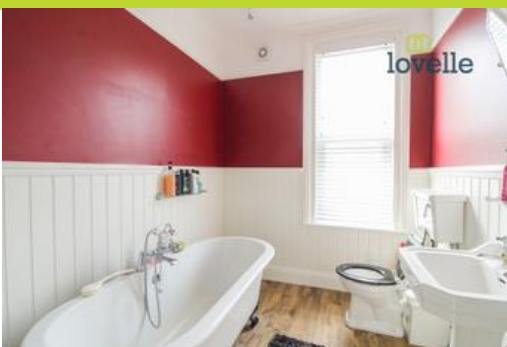


a CLASSIC VICTORIAN DETACHED TOWN HOUSE of great charm and traditional appeal with an attached THREE BEDROOM BUNGALOW ANNEXE.

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 D
- 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

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

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

SITTING ROOM

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

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

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

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

DINING KITCHEN

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

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

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

Stylishly presented with a central heating radiator.

BEDROOM 2

Large bedroom and with a central heating radiator.

BEDROOM 3

central heating radiator.

BEDROOM 4

A good size room with a central heating radiator.

BEDROOM 5

Tastefully decorated with a central heating radiator.

BATHROOM

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

ENTRANCE HALL

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

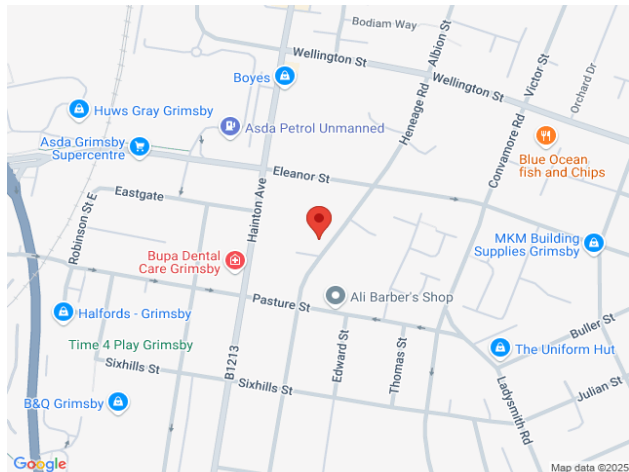
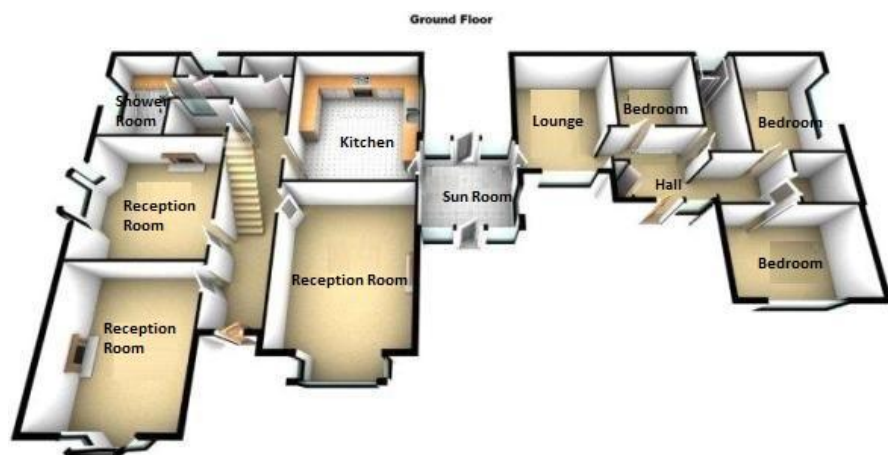
LOUNGE

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

BEDROOM ONE

With a central heating radiator and downlighting.





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