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Aylesby Lane, Healing



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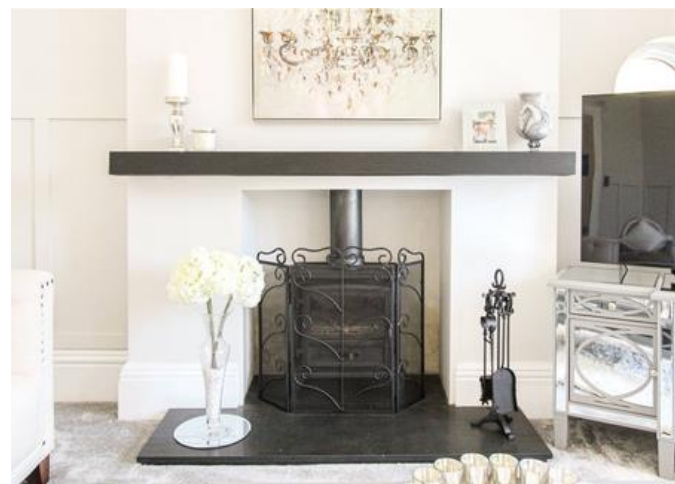
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When it comes to
property it must be


lovelle



£649,950



Lovelle offer to market this superb period detached residence which combines classic period features with contemporary living.

Key Features

- Imposing Detached Residence
- Located On A Quiet Semi Rural Lane, Close To Amenities
- Four Double Bedrooms
- Two Bathrooms & Shower Room
- Incredible Open Plan Living Kitchen & Family Room
- Stylishly Presented Throughout
- EPC rating D
- Tenure: Freehold





Lovelle offer to market this superb period detached residence which combines classic period features with contemporary living and is ideal for entertaining with a plethora of impressive reception rooms including a spectacular kitchen family room. Boasting a generous size plot approximately 0.3 acre plot (sts). This beautiful property is nestled on an exclusive semi-rural lane on the outskirts of the extremely sought after village of Healing, which is known for its local schooling. Viewings are highly recommended in order to fully appreciate all this enchanting home has to offer. ****NEW BOILER INSTALLED 8/1/2024****

Entrance Hall

N/a

Welcoming hall with gorgeous panelling to dado height. Attractive tiled floor which flows through to the cloakroom. Radiator. Storage cupboard. Balustrade and spindle staircase leading to the first floor. Window to front aspect with views to open farmland.

Sitting Room

5.81m x 4.82m

Decorated in modern colours, the focal point being a free standing multi-fuel stove with feature mantle. Walk-in bay window with uPVC sash windows and french doors opening into the rear garden.

Snug

4.8m x 3.84m

Freestanding multi fuel stove inset into the chimney breast with exposed brickwork. Oak flooring. Dual aspect windows. Radiator.

Living Area

3.89m x 5.05m

Open plan from the kitchen is this superbly presented family space with a striking feature fire surround and hearth. incorporating an open fire. Tiled floor flowing through to the kitchen.

Kitchen

5.56m x 3.8m

Fitted high gloss units with complimentary worktop over, incorporating sink with mixer tap and drainer. Double oven and five ring induction hob with extractor hood over. Integrated fridge, freezer and dishwasher. Dual aspect windows and entrance door leading to the rear garden.

Landing

N/a

Decorated with panelling to match the hall. Cupboard. Window to the front aspect with views to open farm fields. Return stairs leading to the second floor.

Bedroom 1

4.59m x 4.85m

Neutrally decorated with exposed floor boards. Feature cast iron fire place with tiled hearth. Double french doors opening onto a wrought iron balcony.

Dressing Room

1.5m x 2.1m

Providing access to the family bathroom.

En-suite

2.3m x 2.1m

Shower cubicle, pedestal wash hand basin and close coupled wc. Attractive tiling to splash areas and floor. Towel radiator. Extractor fan. Window.

Bedroom 2

4.7m x 4.11m

Feature cast iron fire place. Storage cupboard built-in to alcove. Radiator. Two windows.

Bedroom 3

3.8m x 3.05m

Cast iron fire place. Radiator. Window.

Family Bathroom

2.02m x 3.54m

This exquisite suite comprises of; shower cubicle, tongue and groove panelled bath, pedestal wash hand basin and close coupled wc. Radiator. Extractor fan. Storage cupboard. Window.

Bedroom 4

7.51m x 4.72m

A superb space being neutrally decorated with uPVC sash window over looking the front garden. Radiator.

Second Floor Bathroom

2.26m x 4.47m

Stylish and well fitted suite comprising of; gorgeous roll top bath, close coupled wc, pedestal wash hand basin, radiator and extractor fan. Tiling to splash areas. Window.

Outside

N/a

The property is entered through electronic vehicle access gates having Video Intercom on entry with an in and out drive which sweeps across the front of the property. Both the front and rear gardens are of a generous size with lawn and a range of mature trees and shrubs. There are two detached garages, both with power. There is a garden room which benefits from power. Log store. External power sockets and lighting. Additionally the property benefits from CCTV coverage of the whole property.





Disclaimer

N/a

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		80
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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