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Augusta Oaks, Grimsby



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£399,950

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This immaculate detached property in a peaceful cul-de-sac offers luxurious family living with five bedrooms, three reception rooms, high-quality finishes, and convenient amenities nearby.

**Key Features**

- Immaculate detached property in cul-de-sac
- Exquisite kitchen with modern appliances
- Three versatile reception rooms for entertainment
- Five spacious bedrooms each with built-in storage
- Two luxurious high-standard bathrooms
- Double garage and low maintenance gardens
- EPC rating C
- Tenure: Freehold







**\*\* NO ONWARD CHAIN \*\*** Nestled in a peaceful cul-de-sac position in the immediate town centre, this immaculate detached property is now available for sale, offering a luxurious living experience for families seeking a spacious and well-appointed home. Boasting five bedrooms, two bathrooms, cloakroom, utility and three reception rooms, this home is designed to accommodate modern family living with style and comfort.

Upon entering, you are greeted by a welcoming hallway featuring Amtico flooring which is a feature throughout most of this marvellous abode and a charming return staircase leading to the first floor. The landing includes a convenient storage cupboard, adding to the practicality of the home. Positioned off the hall is a convenient cloakroom with a wc, sink and stunning Italian marble flooring.

The property sits on a generous corner plot with a large block paved driveway to the front and beautifully landscaped gardens for ease of maintenance, there are two exceptionally well built cabins equipped with lighting, wifi, power, there is also a garden store and summer house. All providing ample outdoor space for relaxation and entertaining.

The heart of the home is the exquisite kitchen, complete with modern high gloss units and a range of integrated appliances including a hob with extractor over, microwave, oven with warming drawer, fridge freezer and dishwasher. The kitchen seamlessly flows into the dining room, creating a perfect space for family meals and gatherings. Additionally, a door leads from the kitchen to the fabulous sunroom, offering a tranquil spot to enjoy the garden views. There is a separate utility with units and worktops to match the kitchen, Italian marble floor, sink and plumbing for washing machine and tumble dryer.

The three reception rooms offer versatile living spaces for relaxation and entertainment. The first reception room features a bay window, Amtico flooring and a living flame gas fire, while the second reception room is open plan to the kitchen and serves as a dining room. The third reception room, a wonderful sun room boasts dual aspect double glazed windows with garden views and French doors leading out to the garden, flooding the space with natural light.

The property benefits from five spacious bedrooms, each thoughtfully designed to provide comfort and functionality. Bedroom one includes an en-suite shower room, built-in wardrobes, and Amtico flooring, while bedroom two features built-in wardrobes and a large storage cupboard. Bedroom five is equipped for use as an office, also featuring Amtico flooring.

The two luxurious bathrooms are designed to a high standard, with bathroom one featuring a Jacuzzi bath with a shower, sink and WC with vanity units. The second bathroom serves bedroom one as an en-suite shower room and includes a walk-in shower with an Aqualisa shower, sink and WC with vanity units.

Additional features of this remarkable property include a double garage with electric vehicle access doors, low maintenance gardens, triple glazed windows, and gas central heating, ensuring a comfortable and energy-efficient living environment. With high-quality fixtures and modern finishes throughout, this home offers a blend of elegance and functionality.

Conveniently located near public transport links, nearby schools, and local amenities, this property presents an ideal opportunity for discerning families seeking a superior living experience. Don't miss the chance to make this stunning property your new home.

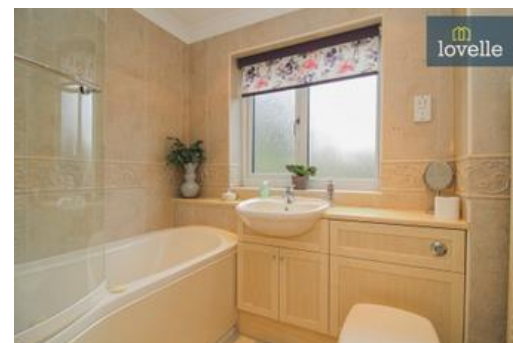


## Measurements

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Lounge 4.21m X 5.92m  
Dining Room 3.43m X 3.34m  
Sun Room 11.32m X 2.70m  
Kitchen 3.56m X 4.11m  
Utility Room 1.66m X 2.83m  
Bedroom 1 4.17m X 4.25m  
En-suite 2.68m X 1.67m  
Bedroom 2 4.23m X 5.29m  
Bedroom 3 3.77m X 3.14m  
Bedroom 4 2.91m X 3.62m  
Bedroom 5 2.21m X 3.69m  
Bathroom 2.19m X 1.84m

## Disclaimers

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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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