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Albatross Drive, Grimsby



When it comes to
property it must be


lovelle



£279,950



Immaculate detached property with unique features, spacious layout, and tranquil surroundings, perfect for families seeking comfort, luxury, and functionality.

Key Features

- Quiet cul-de-sac location
- Spacious reception rooms
- Stunning modern kitchen
- Luxurious bathroom with underfloor heating
- Large driveway and garage
- Underfloor heating throughout ground floor
- EPC rating C
- Tenure: Freehold





This immaculate detached property is now available for sale. It presents a unique opportunity for families, boasting a plethora of features that make it the ideal home. It is situated in a quiet cul-de-sac, surrounded by green spaces and walking routes, with nearby schools and local amenities at your doorstep. It also benefits from excellent public transport links, amalgamating convenience with tranquility.

The property comprises three spacious reception rooms, three double bedrooms, a stunning kitchen, and a luxurious bathroom. The layout of the property has been designed to facilitate a fluent flow of light and energy. The property was formerly a four-bedroom home, giving you an idea of its generous proportions and well-designed layout.

The reception rooms offer a variety of uses. The first is a diner, seamlessly open to the kitchen, creating an inviting open-plan area. The second reception room is a sunny retreat with dual aspect windows, built-in ceiling speakers, and French doors opening to the garden. The third reception room is tastefully decorated and features a living flame gas fire with an attractive fire surround, offering a cozy atmosphere for relaxing evenings.

The kitchen is a stunning modern space, equipped with a double oven, dishwasher, washing machine, microwave, and hob. The exquisite bathroom boasts a large free-standing bath, walk-in rainfall shower, sink and wc with vanity, a towel radiator, and underfloor heating.

Each of the three double bedrooms is spacious, with the master featuring built-in wardrobes and a ceiling fan. The property benefits from underfloor heating throughout the entire ground floor, gas central heating, and uPVC double glazing, ensuring a warm and comfortable environment all year round.

Externally, this property does not disappoint. There is a large driveway and garage providing ample parking space. The landscaped rear garden is an oasis of tranquility, complete with a pergola with lighting - perfect for enjoying those long summer evenings.

Additional details include a cloakroom off the hall equipped with a WC, sink, and storage area, and a landing with a storage cupboard and loft access. This property has been meticulously maintained throughout and every space has been utilized to its maximum potential.

This exceptional property is a must-see, offering a unique blend of comfort, luxury, and functionality. Its location, combined with its unique features, makes it the perfect family home. Make sure not to miss this incredible opportunity!

Measurements

-
- Entrance hall 1.73m X 4.26m
- Cloakroom 0.99m X 1.90m
- Lounge 3.93m X 3.52m
- Kitchen/Diner 3.00m X 7.51m
- Sun Room 2.73m X 4.13m
- Bedroom 1 3.57m X 3.23m
- Bedroom 2 3.72m X 4.26m
- Bedroom 3 3.34m X 2.96m
- Bathroom 4.93m X 2.70m
- Garage 2.70m X 5.20m

Disclaimer

- 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.

Broadband and mobile

- It is advised that prospective purchasers visit <https://checker.ofcom.org.uk/> in order to review available wifi speeds and mobile connectivity at the property.

Material Information

- We are advised that the driveway approaching 40 & 42 Albatross Drive is owned by selling property and Right of Way is provided on the very first section of the driveway for access to the neighbouring property (42). It is advised to enquire with your legal representative for further information and advice.

Restrictions & covenant as stated on Title Deed

- The following are details of the covenants contained in the Transfer dated 31 May 1984 referred to in the Charges Register:- "THE Transferee hereby covenants with the Transferor to observe and Title number HS103823 3 of 5 Schedule of restrictive covenants continued perform the following restrictions and stipulations:-

1

- (1) No building which shall be erected on the land hereby transferred shall at any time hereafter be used for any other purpose than a private dwellinghouse with outbuildings belonging thereto and no trade business or profession whatsoever shall be exercised or carried on upon the said property nor shall any machinery other than that required for the erection of houses and buildings be fixed or placed upon the land thereby transferred. No advertisement sign or placard shall be placed on the land hereby transferred other than a board of the usual size and description announcing that the premises are to be let or sold and the Transferee and his successors in title shall keep every part of the said property not built upon as a private garden.

2

- (2) No building which shall be erected on the land hereby transferred shall be used for the keeping or breeding of any livestock (other than a domestic animal not kept for breeding purposes) and in particular shall not be used for the keeping or breeding of pigeons.

3

- (3) Not to do or keep or suffer to be done or kept thereon any act or thing which may be or become a nuisance or annoyance or cause inconvenience to the Transferor or its successors in title owner or owners for the time





being of properties adjacent to or near the property hereby transferred or which may tend to lessen or depreciate the value of the said adjoining or adjacent properties.

- 4
-
4) Not to erect in front of the building line a wall or fence above the height of Four hundred and fifty millimetres (450mm) and to maintain on the other boundaries fences of a height and a type similar to those already erected.
- 5
-
(5) No temporary building of any kind nor any house on wheels shall at any time be erected or placed on the land hereby transferred and no caravan boat or similar vehicle shall be placed or permitted to remain in front of the building line.
- 6
-
No buildings or erections of any kind whatsoever shall be erected or placed in the front garden of the land hereby transferred and all buildings or erections (including greenhouses tool sheds and garden huts) erected in the rear garden of the land hereby transferred shall be erected in a good substantial and workmanlike manner with good quality materials and no such buildings or erections shall exceed Two point four metres (2.4 metres) in height and Ten square metres in floor space.
- 7
-
No to keep on the said property any commercial vehicle in excess of Fifteen hundred weight unladen weight.
- 8
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(8) Not to erect any external television or radio receiving or transmitting aerial at the property.
- 9
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(9) The Transferee shall comply with all rules and regulations in any County or Local Authority including the provisions of any Tree Preservation Order and with the provisions of the Town Planning Scheme relating to the

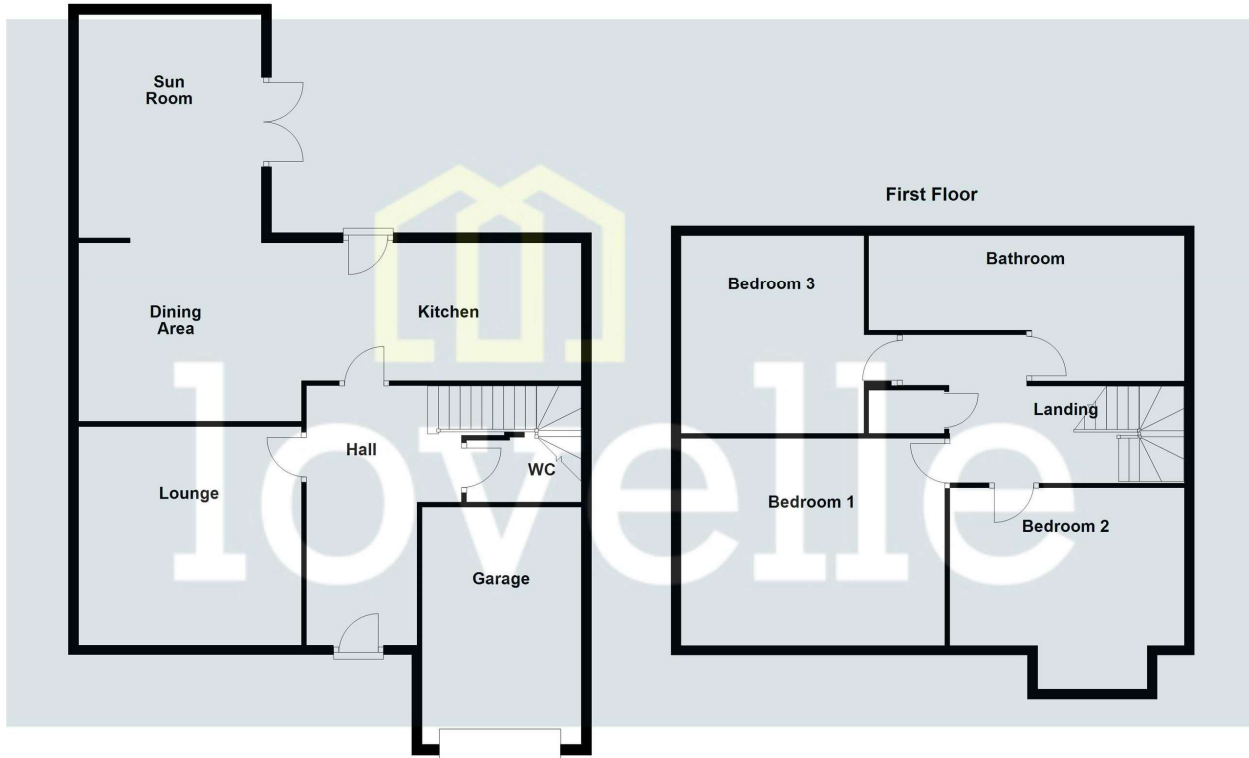
said property for the time being in force and in particular with the conditions attached to the current Planning Permission relating to the said property insofar as they are of a continuing nature and not satisfied by the date hereof.

10

(10) Not to erect any buildings of any kind on the land coloured pink on the said plan.

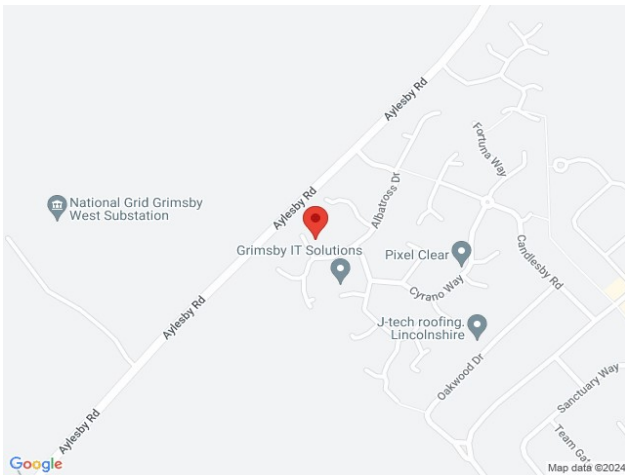


Ground Floor



Please be advised that the floor plan is not drawn to scale and is to be used for illustrative purposes only.
Plan produced using PlanUp.

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