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Weelsby Road, Grimsby



When it comes to
property it must be


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£289,950



This well-presented, detached family home in a central town location offers easy access to public transport, schools, local amenities, and 'Peoples Park,' featuring four spacious bedrooms, three reception rooms, a modern kitchen, period charm, and a corner plot with ample outdoor space, available with no onward chain.

Key Features

- Central town location
- Detached property
- Three spacious reception rooms
- Four well-proportioned bedrooms
- Period features
- Generous Corner plot
- EPC rating D
- Tenure: Freehold





For sale is this well-presented, detached property in a central town location, offering easy access to public transport links, nearby schools, local amenities, and the idyllic 'Peoples Park'. This beautiful home is perfectly designed for families, offering an abundance of space and period charm.

Upon entering, one is welcomed by a stunning reception hall, featuring return stairs to the first floor. The property boasts three spacious reception rooms, each offering unique and attractive features. Reception room one is an inviting lounge, equipped with a walk-in bay window that allows natural light to flood in, and a cozy fireplace. Reception room two is an incredibly large sitting room, complete with a walk-in bay window and an ambient fireplace. Reception room three acts as a formal dining room and is complemented by a walk-in pantry, perfect for storing all your culinary necessities.

The kitchen is modern and spacious, fitted with sleek units and ample room for a washing machine, oven and hob, and fridge freezer. Additionally, it features a practical cloakroom with a WC and sink.

The property offers four well-proportioned bedrooms. Bedroom one is a spacious double room with a walk-in bay window, creating an airy ambiance. Bedroom two, another roomy double, features a single glazed window with secondary glazing for added insulation. Bedroom three is also a spacious double room. Bedroom four is a large single room with a single glazed window, ideal for a child's room or home office.

Servicing these bedrooms is a modern bathroom, fitted with a bath, sink, and WC, offering all the essentials for a growing family.

One of the truly unique aspects of this property is the collection of period features, including high ceilings that enhance the sense of space further. The property also benefits from uPVC double glazing in the majority of rooms, ensuring the home is warm and energy-efficient.

The property is located on a corner plot, providing an ample outdoor space that can be tailored to your family's needs. And with no onward chain, the transition into your new home could be as swift and smooth as possible.

In good condition, this family home effortlessly blends modern conveniences with period charm. The perfect setting for a growing family, this property is not just a house, but a home waiting to be filled with new memories.

Don't miss this opportunity to create a beautiful family home in a central, yet peaceful location. Contact us today to arrange a viewing.

Measurements

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Hall 2.58m X 5.02m
Lounge 5.20m X 3.76m
Sitting Room 5.81m X 3.93m
Dining Room 3.40m X 3.40m
Kitchen 7.46m X 2.77m
Cloakroom 1.27m X 1.46m
Bedroom 1 5.70m X 3.89m
Bedroom 2 4.32m X 3.74m
Bedroom 3 2.80m X 3.57m

Bedroom 4 2.71m X 2.39m
Bathroom 4.22m X 1.52m

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.

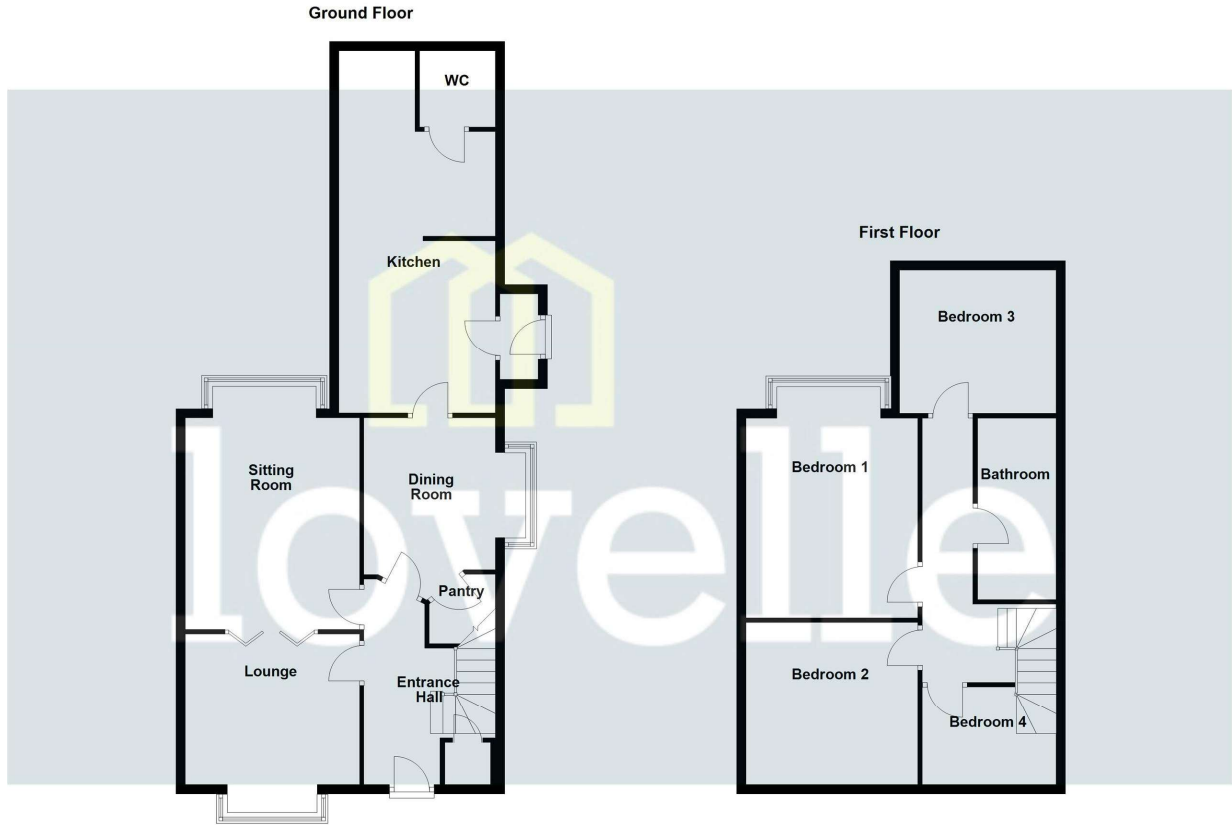
Off-Road Parking

Whilst the rear garden is utilised as a driveway/off-road parking, we must advise that there is no 'dropped curb' and permission must be granted by the council who will install a dropped curb at a cost to the homeowner at that time. It is advised for prospective purchasers to discuss this with their legal representative.

Mobile & Broadband

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





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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