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St Nicholas Drive, Wybers, Grimsby

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£169,950

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This immaculate terraced property, ideal for families or first-time buyers, features three reception rooms, a luxury kitchen, three double bedrooms, a modern bathroom, a stunning garden, a converted garage, and is conveniently located near public

Key Features

- Mid-Terraced House
- Spacious Accommodation
- Lounge, Conservatory & Study
- Modern Kitchen & Bathroom
- Off-Road Parking & Landscaped Garden
- uPVC DG & Gas Central Heating
- EPC rating C
- Tenure: Freehold





We are delighted to bring to the market this immaculate terraced property, which is now available for sale. This stunning residence boasts a multitude of features that make it a perfect home for families or first-time buyers.

The property features three generously sized reception rooms. The first, a spacious lounge area, is complemented by a feature fire surround that adds an air of elegance to the room. The second reception room is a stylish study, converted from the garage and smartly presented. The third room is a conservatory, equipped with a ceiling fan for those warmer days and French doors leading out to the garden, blurring the lines between indoor and outdoor living.

The house is equipped with a luxury kitchen, which includes dining space, LED lighting to kickboards, a walk-in pantry with fitted shelving and motion sensed lighting, a cooker point, plumbing for a washer, space for a dryer, and LVT flooring. The kitchen's design is not only aesthetically pleasing but also practical and accommodating to all of your culinary needs.

The accommodation comprises three double bedrooms. The first bedroom is notably spacious and features built-in wardrobes, providing ample storage space. The other two bedrooms are also doubles, ensuring that there is plenty of room for everyone.

The property's bathroom is modernly designed and includes a shower over a p-shaped bath, a wc, and a sink. The bathroom's contemporary design is sure to add a touch of luxury to your daily routines.

Unique features of this property include a stunning garden, a driveway, uPVC double glazing, and gas central heating. The landscaped rear garden is a true standout, offering easy maintenance and a full sheltered pergola with light and power. The garden also includes a brick store, perfect for storing gardening equipment or outdoor furniture.

An added bonus is the converted garage, which now functions as a study but retains an electric roller shutter door to an ideal storage space. This conversion adds an extra dimension to the property, providing a quiet place to work or study.

The property's location brings added value, with public transport links, nearby schools, local amenities, green spaces, a strong local community, walking routes, cycling routes, and the added benefit of backing onto open fields*.

In summary, this terraced property, with its immaculate condition and a wealth of unique features, is the ideal home for a family or first-time buyers. Its location and the amenities it offers make it a desirable property in the market. Don't miss out on this fantastic opportunity.

Room Measurements

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- Lounge 4.89m X 3.87m
- Conservatory 3.06m X 3.09m
- Study 3.71m X 9.33m
- Kitchen/Diner 3.00m X 4.85m
- Bedroom 1 2.38m X 2.97m
- Bedroom 2 2.85m X 3.03m
- Bedroom 3 1.97m X 2.94m
- Bathroom 1.75m X 3.94m
- Remainder of Garage (Storage) 2.39m X 0.93m

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.

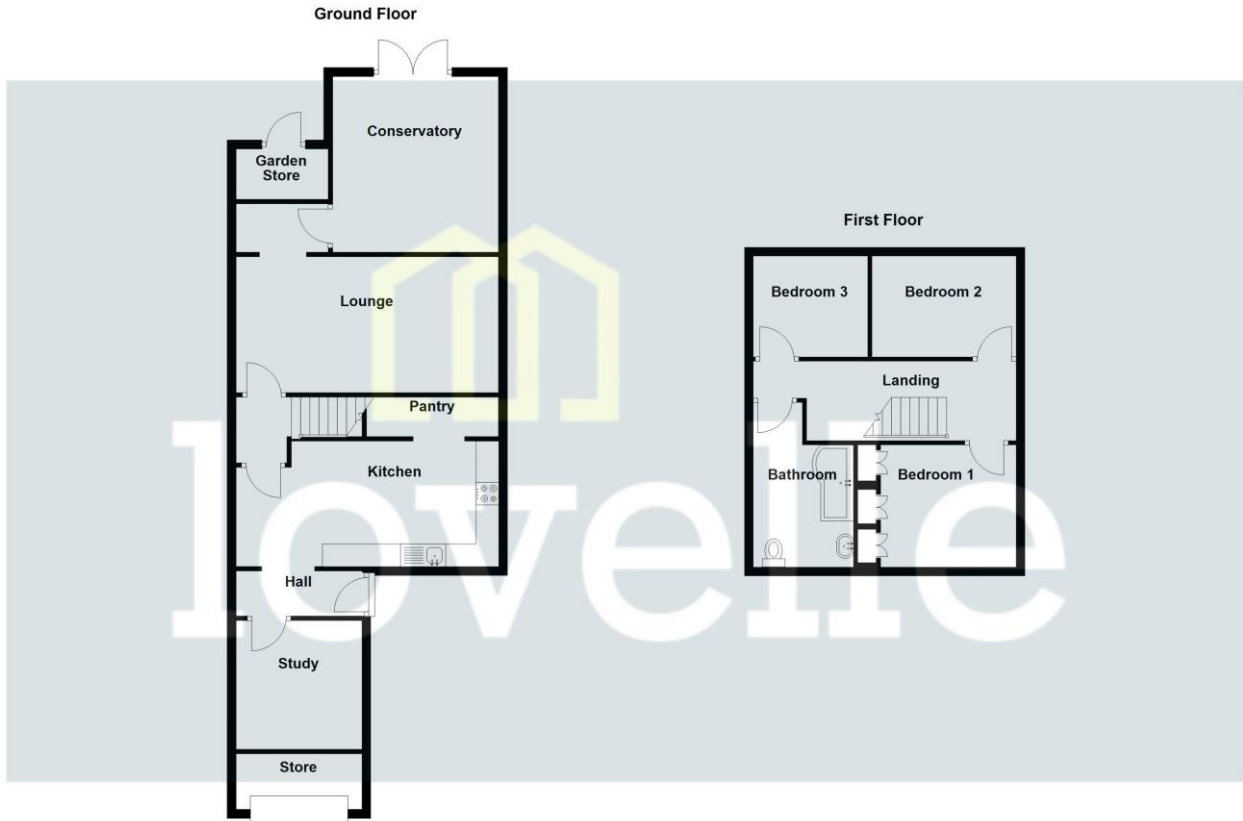
Mobile & Broadband

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

Open Fields To The Rear*

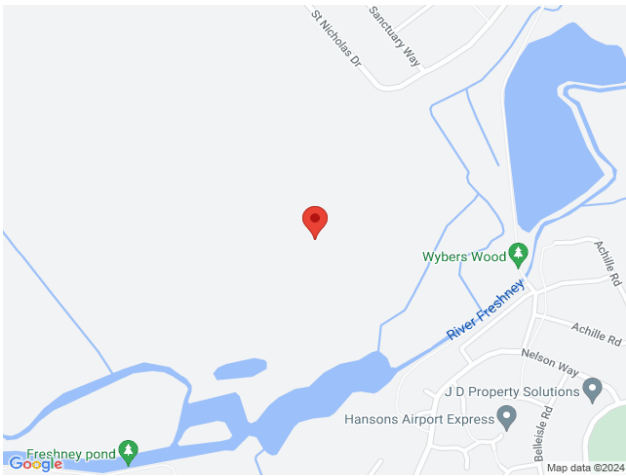
Open fields to the rear of the property have been 'ear marked' for future residential development however no formal plans have been approved and there is no definitive decision on whether the land will or will not be developed, initial discussions started some years ago, believed (2013). If this is of any concern, please discuss this with your legal representative for further information.





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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