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Longfield Road, Grimsby



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Offers in excess of £200,000



This immaculate detached family home, set on a large plot, combines elegance and comfort with well-stocked gardens, a versatile interior featuring three reception rooms, three bedrooms, and two modern bathrooms, all within a community-friendly location with excellent amenities and transport links.

### Key Features

- Detached Family House
- Generous Size & Well Stocked Plot
- Large Driveway & Garage With Laundry Room
- Open Plan Kitchen/Diner
- Lounge & Snug/Study
- Three Bedrooms & Two Bathrooms
- EPC rating C
- Tenure: Freehold





Presenting an immaculate detached property listed for sale, ideal for families seeking a blend of elegance, comfort, and convenience. Residing on a larger than average plot, this gem boasts well-stocked gardens, driveway, a garage complete with a laundry room, and numerous other unique features that elevate it above the ordinary.

The property comprises three reception rooms, a kitchen, three bedrooms, and two bathrooms. Each of these spaces is defined by its own distinct charm and functionality. The welcoming hallway with a tiled floor flows seamlessly into a cloakroom tucked under the stairs. This cloakroom is equipped with a vanity sink and a WC.

The three reception rooms cater to various needs, whether for relaxation or work. The first is a lounge radiating warmth from its open fire and Italian marble surround, and natural light from its dual aspect windows. The second room, open to the kitchen, offers easy access to the beautiful garden through French doors. The third room is a versatile space that can serve as a study or a snug or perhaps an additional '4th' bedroom.

The kitchen is a true highlight of the property. Designed with black high gloss units and solid granite worktops, it is both stylish and functional. It is equipped with a water softener, space for a large oven, and plumbing for a dishwasher. This kitchen is open to the dining room, ensuring that mealtimes are a sociable experience.

This property offers ample sleeping accommodation, with three spacious bedrooms. The first two bedrooms are double rooms, with the first offering exquisite built-in 'Haagensen' wardrobes and the second providing freestanding wardrobes. The third bedroom, also featuring built-in storage space.

The two bathrooms are fully tiled and offer the utmost in modern comforts. The first bathroom features a walk-in Mira shower, a bath, and a sink with vanity. The second bathroom serves as a shower room, boasting a walk-in Mira shower, a sink with vanity, and a WC.

Additional unique features include uPVC double glazing, gas central heating, solid oak internal doors, and cavity wall insulation. There's also a spacious landing with a storage cupboard, and a part boarded/carpeted loft.

The exterior is as impressive as the interior. The garden is a sight to behold, complete with a summer house, lawn, patio areas, a large log store, and fully stocked flower borders.

Situated in a location boasting public transport links, nearby schools, local amenities, strong local community, and walking and cycling routes, this property offers more than just a place to live, but a lifestyle to enjoy.

In conclusion, this property delivers a harmonious blend of sophistication, space, and location. It is the perfect sanctuary for families seeking a comfortable and stylish home in a friendly community.

## Measurements

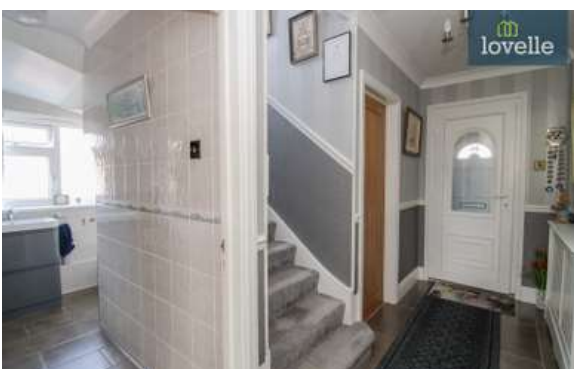
Lounge 3.66m X 4.56m  
Kitchen 3.00m X 4.12m  
Dining Room 3.57m X 3.22m  
Snug/Study 2.77m X 2.73m  
Cloakroom (L-shaped) 1.91m X 2.82m  
Bedroom 1 2.99m X 4.57m  
Bedroom 2 3.62m X 3.02m  
Bedroom 3 2.74m X 3.77m  
Bathroom 2.98m X 2.32m  
Shower Room 1.95m X 3.00m  
Laundry Room 2.40m X 2.77m  
Garage 2.94m X 4.74m

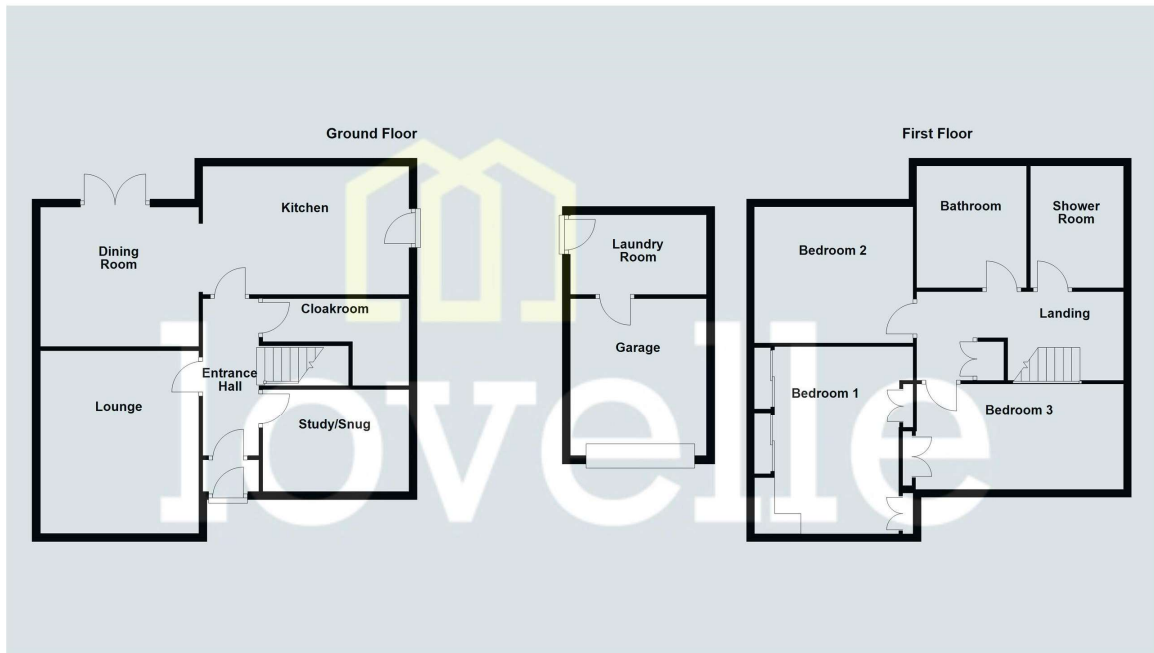
## Disclaimer

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 and broadband

It is advised that prospective purchasers visit [checker.ofcom.org.uk](http://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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