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Welholme Avenue, Grimsby



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property it must be

  
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£349,950



This charming detached property, featuring three bedrooms, two spacious reception rooms, and a well-lit kitchen diner, offers a blend of period features and modern potential, complete with a delightful rear garden, ample parking, and a prime location near local amenities and transport links, making it an ideal family home.

### Key Features

- Spacious Detached House
- Three Bedrooms`
- Two Reception Rooms
- Kitchen Diner
- Bathroom & En-suite
- Characterful Features
- EPC rating TBC
- Tenure: Freehold





This detached property, currently listed for sale, is a classic gem that simply needs a touch of modernising to truly shine. A welcoming grand hall greets you upon entry, a perfect introduction to the residence that includes two reception rooms, a kitchen/diner, three bedrooms, and two bathrooms.

The property's reception rooms are both superbly spacious whilst also oozing character and charm. The first is a comfortable lounge, boasting a stunning feature fireplace that immediately captures attention and a bay window. The second reception room is a sitting room complete with built-in storage and a sliding door that leads directly to the garden, seamlessly blending indoor and outdoor living spaces.

The kitchen is a functional and inviting space, designed as a kitchen diner with wall and base units for ample storage. French doors bring in a flood of light and offer a vista of the well-stocked, pleasant rear garden. A cloakroom with a wc and sink is conveniently located off the kitchen, a practical addition to the home.

The property holds three bedrooms, two double rooms that are spacious and feature dual aspect windows, and a single room which is equally large and includes built-in wardrobes. The family bathroom is well-equipped with a sink with vanity, wc, bath, and an airing cupboard. The master bedroom has the added luxury of an en-suite, complete with a shower, sink with vanity, and wc.

The grandeur of the property is further enhanced by its unique features. High ceilings elevate the sense of space throughout the home, while period features add a charm that speaks to the property's history. The home benefits from gas central heating, making it a cosy retreat in the colder months and majority of the property is uPVC double glazed with some remaining timber windows which do also benefit from secondary glazing. A driveway leading to a garage provides ample parking space. The property is also being offered with no onward chain, ensuring a hassle-free move.

The location of the property is highly desirable, with public transport links, schools, local amenities, and the beautiful Peoples Park all within proximity. The strong local community and the nearby town centre add to the appeal. The property's rear garden is a delightful outdoor space, well-stocked and featuring a shed and a greenhouse.

Ideally suited for families, this property offers a chance to create a beautiful family home in a sought-after location. With its unique features and potential, it's an opportunity not to be missed.

### Measurements

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Lounge 4.67m X 4.50m

Sitting Room 3.46m X 6.84m

Kitchen/Diner 7.20m X 2.68m

Cloakroom 1.03m X 2.26m

Hall 3.25m X 3.16m

Bedroom 1 3.89m X 3.65m

Bedroom 2 4.24m X 3.88m

Bedroom 3 2.61m X 2.65m

Bathroom 2.04m X 2.69m

En-suite 1.85m X 2.12m





## Disclaimer

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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.

## Mobile and broadband

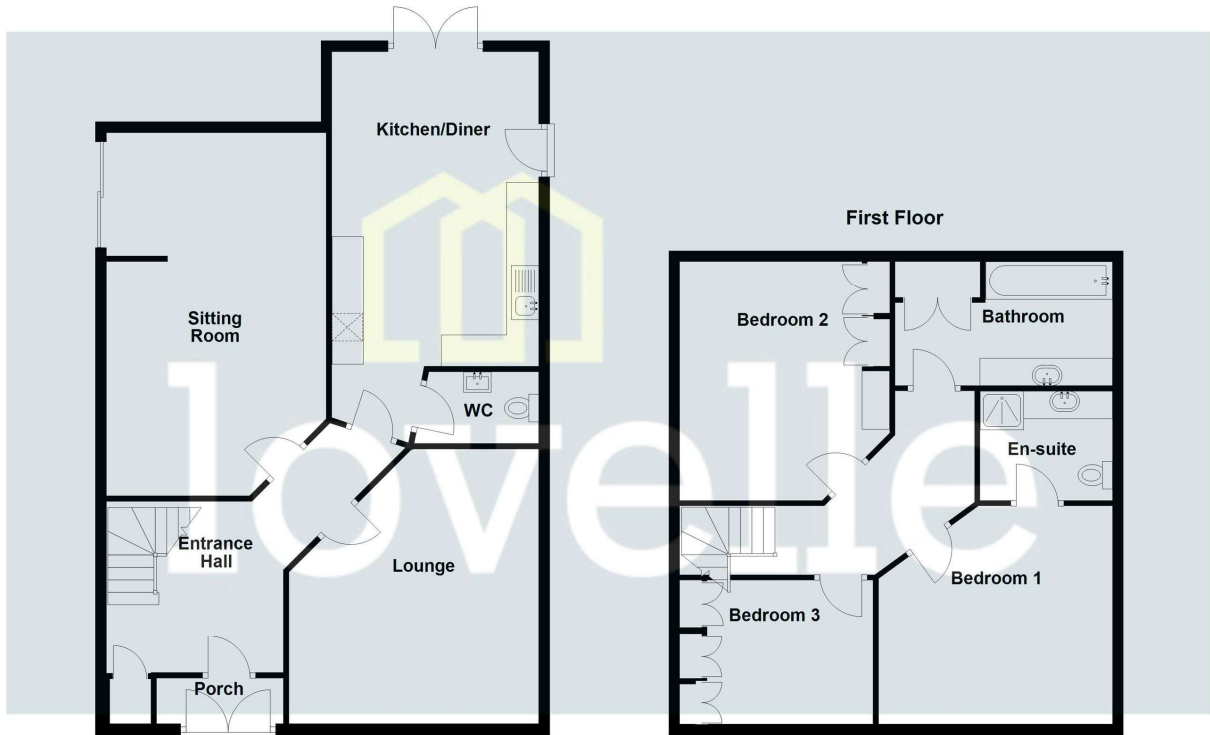
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It is advised that prospective purchasers visit [checker.ofcom.org.uk](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.

## Sold as seen

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Due to limited information held by the sellers, we must advise any prospective purchaser that the property is being 'Sold As Seen'.



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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