

Buy. Sell. Rent. Let.



Fords Avenue, Healing



5



2



3

When it comes to  
property it must be

  
lovelle





£445,000



This immaculately maintained, semi-detached period house in the sought-after Healing Village offers five bedrooms, two bathrooms, three reception rooms, a stunning country-style kitchen, and extensive outdoor features, blending original charm with

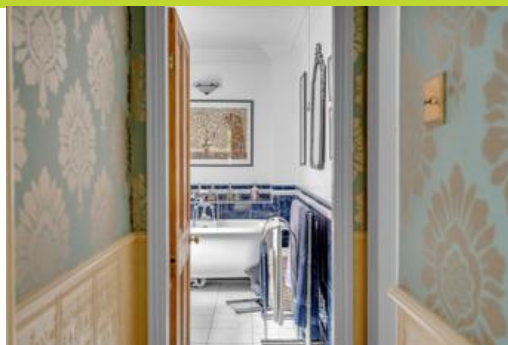
### Key Features

- Immaculately maintained period house
- Five spacious bedrooms
- Stunning country-style kitchen
- Large driveway and garage with separate store
- Outside kitchen and hot tub area
- Charming period features
- EPC rating E
- Tenure: Freehold









We are delighted to present this immaculately maintained, semi-detached villa for sale in the sought-after location of Healing Village. This property is an impressive period house, set over three storeys, and is replete with original features that lend it an undeniable charm.

The property boasts five bedrooms, two bathrooms, three reception rooms, and a stunning country-style kitchen designed by Richard Sutton. The spacious double bedrooms #1 and #2 are highlighted by cast-iron fireplaces that add to the character of these rooms. Bedroom #5 is situated on the second floor and has three velux windows that allow plenty of natural light. The single bedrooms #3 and #4 also offer ample space.

The first bathroom is an en-suite to bedroom #1, featuring an Aqualisa shower, sink, wc, vanity units, and a towel radiator. The family bathroom includes a shower, wc, sink, freestanding roll top bath, and towel radiator, providing a luxurious space for relaxation.

The reception rooms are equally impressive. Reception room #1 is a lounge through diner with a solid fuel stove and beautiful open space, illuminated by two bay windows. Reception room #2 is a snug and tastefully decorated space that offers an intimate setting for relaxation. The conservatory which serves as the third reception room has doors leading to the garden, providing an ideal space for indoor-outdoor living.

The kitchen is a highlight of this property, designed by Richard Sutton. This stunning country-style kitchen comes complete with a pantry and laundry room. The richness of the design and the practicality of the layout make this kitchen a dream for any budding chef.

The exterior features of this house are just as impressive as the interior. There is a large driveway leading to a garage, providing plenty of parking space. The generous established plot is adorned with well-stocked borders and mature trees. An outside kitchen and hot tub area add to the appeal of the outdoor space, creating a paradise garden that is perfect for entertaining or simply enjoying the outdoors.

The house is located with easy access to A180/M180 and a train station, making it ideal for commuters. The strong local community, nearby schools, public transport links, walking and cycling routes add to the appeal of the location.

This property is perfect for families. The period features, such as lincrusta, ornate tiled floors, high ceilings, and freestanding radiators, give it a unique charm, while modern amenities like gas central heating and uPVC double glazing ensure comfort and convenience. The wow factor hallway with return stairs and ornate tiled floor gives a grand welcome to anyone entering the house.

In summary, this property is a perfect blend of period charm and modern conveniences, making it the ideal choice for those looking for character and comfort in a prime location.

## Measurements

Entrance hall 3.81m X 2.47m

Lounge 4.37m X 4.52m

Dining Area 4.91m X 4.52m

Snug 4.49m X 3.65m

Kitchen 3.13m X 6.05m

Bedroom 1 4.15m X 3.64m

En-suite 1.93m X 2.34m

Bedroom2 3.94m X 3.68m

Bedroom 3 2.76m X 3.56m  
Bedroom 4 2.94m X 4.49m  
Bedroom 5 4.01m X 4.16m  
Bathroom 3.08m X 1.97m  
Garage 3.70m X 4.09m

## 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.







When it comes to **property**  
it must be

  
**lovelle**

01472 251918

[grimsby@lovelle.co.uk](mailto:grimsby@lovelle.co.uk)

