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Brocklesby Road , Grimsby



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£152,000



This immaculate End of Terrace House, featuring three bedrooms, two reception rooms, a modern kitchen, and a generous garden, offers a sophisticated and elegant living experience in a popular location, ideal for first-time buyers and families.

### Key Features

- End of terrace
- Stunning home
- Two reception rooms, Three bedrooms
- Modern kitchen
- Driveway, Generous garden
- EPC rating D
- Tenure: Freehold







We are thrilled to present to the market this immaculate End of Terrace House, which is now available for sale. This magnificent property exudes an aura of sophistication and elegance, with its well designed and generously proportioned spaces.

Upon entering, you are greeted by a welcoming hallway, complete with built-in storage under the stairs. The luxury karndean flooring, which extends to the kitchen and dining area, adds a touch of elegance to the overall aesthetic of the home. The property boasts two reception rooms, a feature that caters to both formal and casual living situations.

The lounge, one of the two reception rooms, is stylishly presented with a log burner and oak mantle adding a touch of warmth to the room. A large bay window allows for ample natural light to flood the room, creating a bright and inviting atmosphere.

The second reception room is a dining room, which is open plan to the kitchen, creating a seamless flow between cooking and dining. A sliding door leads directly to the garden, allowing for an indoor-outdoor lifestyle, perfect for those summer BBQ's or quiet evenings.

The kitchen itself is a cook's dream, with modern units, oak worktops, space for a range style oven, plumbing for a washer, a bin store, and a Belfast sink. It has been thoughtfully designed with functionality and style in mind.

The property comprises of three bedrooms: two doubles and a single. The first bedroom features built-in wardrobes, providing ample storage space. All bedrooms are bathed in natural light, creating a warm and inviting environment.

A family bathroom completes the accommodation offering, featuring a shower over the bath, a WC, and a sink.

Externally, the property benefits from a driveway for off-street parking and a generous size garden at the rear. The house is uPVC double glazed and gas central heated throughout, ensuring the home stays warm and cosy all year round.

Situated in a popular location with nearby schools, local amenities, and public transport links, this property is ideal for first-time buyers and families alike.

In summary, this property does not just offer a house but a lifestyle. The exceptional presentation coupled with its unique features, makes it a truly desirable home. Be quick not to miss this opportunity. Arrange a viewing today.

## Measurements

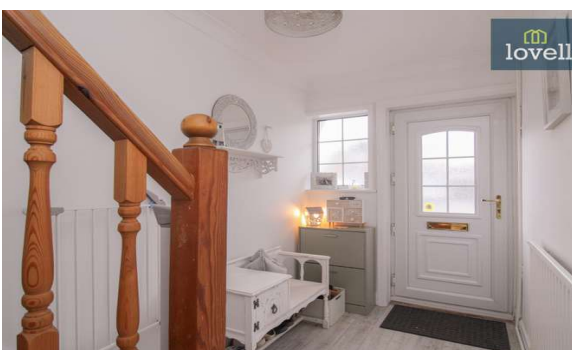
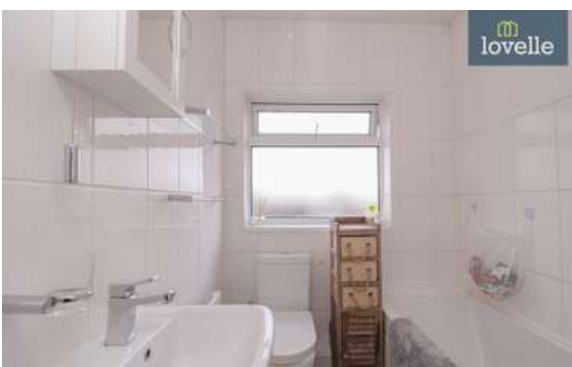
Lounge 5.26m X 3.36m  
Dining Room 3.49m X 2.42m  
Kitchen 1.85m X 5.72m  
Bedroom 1 3.46m X 3.65m  
Bedroom 2 3.36m X 3.05m  
Bedroom 3 1.95m X 2.39m  
Bathroom 1.66m X 1.84m

## Disclaimer

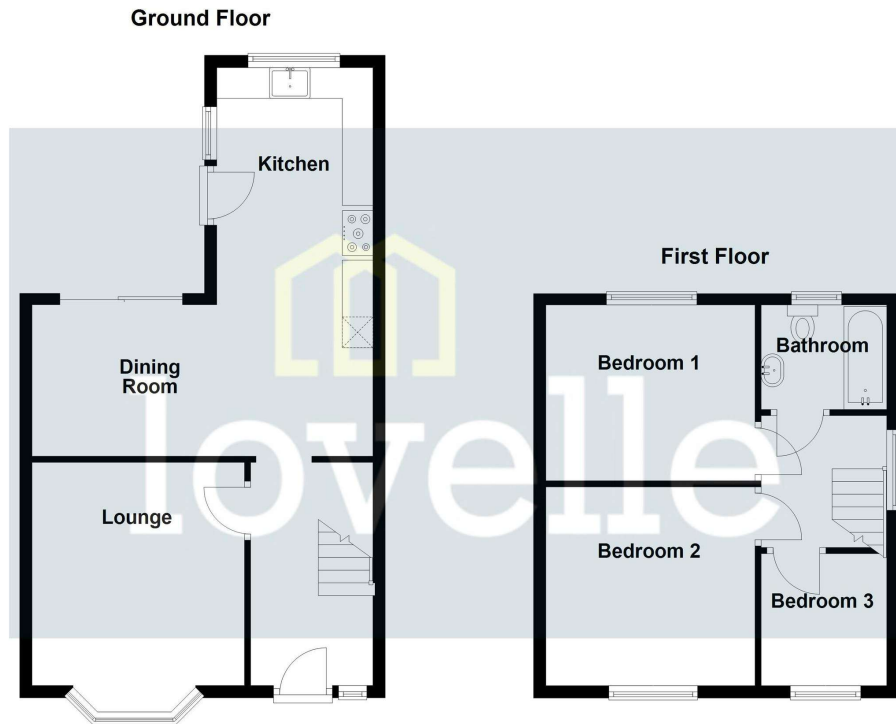
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## Mobile and broadband

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 items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.  
Plan produced using PlanUp.

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