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Augusta Street, Grimsby



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When it comes to  
property it must be

  
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£280,000

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This detached family house in a sought-after location offers four bedrooms, three reception rooms, a well-appointed kitchen, and a serene garden, with additional features like a double garage and no onward chain, making it perfect for families seeking comfort and convenience.

#### Key Features

- Detached House
- Immaculately Kept
- Four Bedrooms
- Three Reception Rooms
- Luxury Shower Room
- Double Garage & Large Driveway
- EPC rating tbc
- Tenure: Freehold





**\*\*NO CHAIN\*\*** We are delighted to bring to the market this immaculately kept, detached house, situated in a highly sought after location. The property is conveniently placed for public transport links, local amenities, green spaces, walking routes and nearby schools. Furthermore, the immediate town centre and a nearby cricket club add to the appeal of this location.

The house comprises of a spacious and welcoming hall with characterful features, promising a warm greeting upon entrance. There are three generously sized reception rooms, each with their own distinct charm. The spacious lounge offers splendid window views to the tree lined front elevation, creating a serene and calming atmosphere, enhanced by the inclusion of a gas fire. The dining room, complete with double doors to the snug, provides a comfortable space for family meals. The snug, with its sliding doors to the garden, is a tranquil retreat perfect for relaxation and leisure.

The property boasts a well-appointed kitchen, complete with well-fitted units, a sink, oven and hob, as well as plumbing for a washer. There is also ample space for a dining table, making it an ideal hub for family gatherings and entertaining. The rear lobby off the kitchen is a testament to the thoughtful design of the house, featuring exquisite built-in storage and a cloakroom with wc.

The house benefits from four well-appointed bedrooms, three of which are doubles with built-in wardrobes, offering ample storage space. The fourth bedroom is a single room, offering flexibility for usage. The stunning bathroom features a walk-in wet room style shower, heated towel rail, vanity units, sink & wc, towel radiator and under floor heating, ensuring a luxurious experience.

Additional features of the property include uPVC double glazing and gas central heating, ensuring comfort and warmth throughout the year. The property is set on a generous, well-maintained plot, with a pleasant rear garden that promises a peaceful retreat. Furthermore, there is a large driveway and a double detached garage providing ample off-street parking.

This property is being offered with no onward chain, making it an ideal purchase for families seeking a ready-to-move-in home. With its desirable location and well-planned layout, is a must-see. It offers a harmonious blend of comfort, convenience, and character, making it an ideal home for families.

## Measurements

Hall 2.73m X 3.63m  
 Lounge 3.92m X 4.87m  
 Kitchen 3.17m X 3.33m  
 Dining Room 3.18m X 3.31m  
 Snug 3.78m X 3.31  
 Bedroom 1 3.37m X 3.41m  
 Bedroom 2 2.68m X 3.07m  
 Bedroom 3 2.95m X 3.59m  
 Bedroom 4 2.04m X 2.20m  
 Shower Room 1.65m X 3.08m

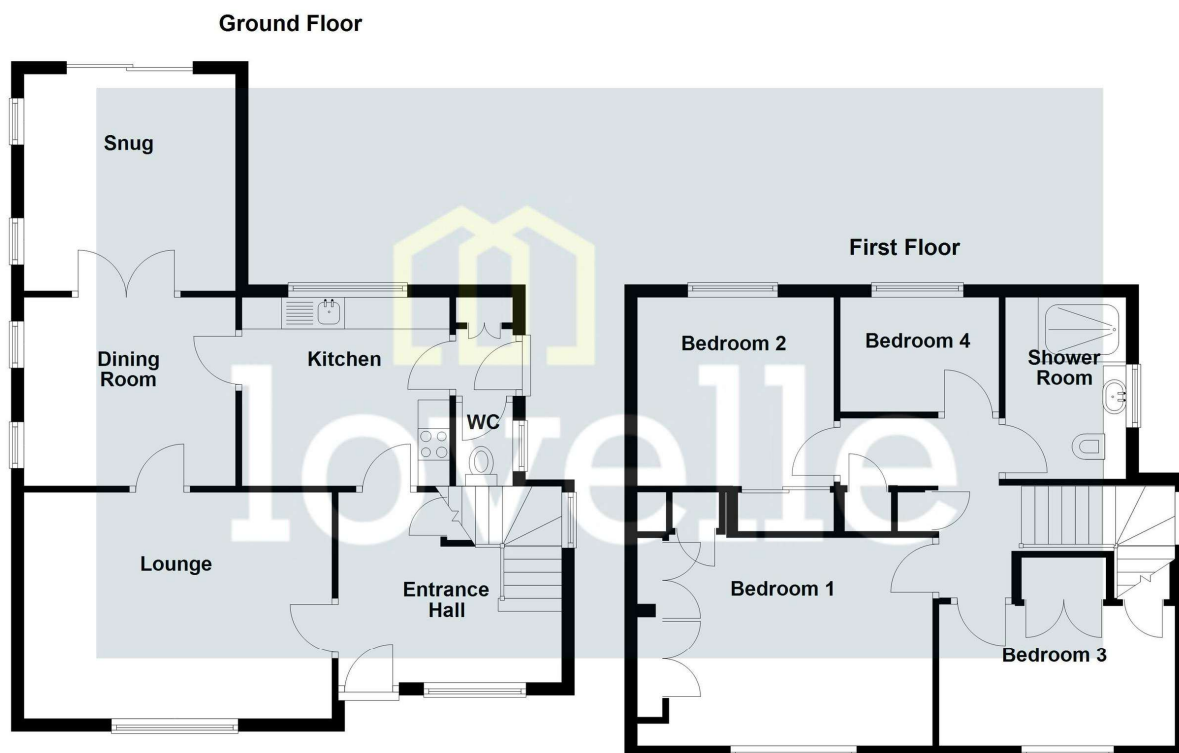
## Disclaimer

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 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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