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Abbey Drive West, Grimsby



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**£375,000**

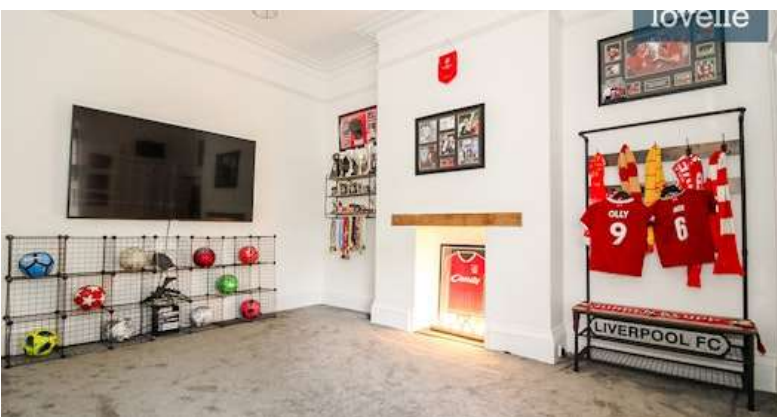


This beautifully presented six-bedroom Edwardian semi-detached house seamlessly combines period charm with modern finishes, offering spacious family living, original character features, and versatile reception rooms in a highly sought-after urban location close to the town centre, parks, and excellent transport links.

### Key Features

- Gas Central Heating
- Single Pane Timber Windows
- Private Drive & Garage
- 6 Generous Size Bedrooms
- Close To Town Centre
- Original Charming Features
- EPC rating E
- Tenure: Freehold







Lovelle proudly introduces this exciting opportunity to acquire a truly remarkable Edwardian family semi-detached house, beautifully combining traditional characteristic features with modern finishings and set within a highly sought-after urban area close to the town centre. With superb public transport links, an abundance of local amenities, and picturesque parks just moments away, this property represents an ideal purchase for families seeking both style and convenience.

This substantial home boasts six versatile bedrooms, providing ample accommodation for large families or those seeking flexible space. The spacious principal bedrooms all benefit from built-in wardrobes and showcase classic period details such as original fireplaces and large sash windows, offering a bright and inviting ambiance.

The focal point of family living, the reception spaces, are a testament to the Edwardian elegance of the property. The first reception room stands out for its impressive proportions, characterful traditional tiled fireplace, and an expansive bay window. The second reception room benefits from another bay window, a classic fireplace, and abundant natural light, making it ideal for entertaining or quiet evenings. The third reception room continues the theme of spacious, light-filled living, also featuring a bay window for extra charm.

The bright and inviting kitchen is infused with natural light and offers ample space for a family dining area. It features room for your choice of cooker and access to the original pantry, encapsulating the comforting homeliness of a traditional Edwardian kitchen with a modern touch. This property also features a tastefully decorated stunning bathroom, completed with twin vanity sinks, WC, a freestanding bath, a walk-in rainfall shower, double windows and a heated towel rail, providing the perfect space for relaxation.

Distinctive period features flow throughout the property: high ceilings, single pane sash windows, original floor tiles, and ornate original glasswork bestow a sense of heritage. Practical attributes enhance everyday living, including a well-appointed storage room, a handy cloakroom, a downstairs outside WC, and a functional coal house. Residents benefit from gas central heating and a private drive with a garage, catering for both parking and additional storage.

The enclosed rear garden provides a secure haven for children or pets, promising tranquil moments in a leafy urban setting.



This stunning property blends impressive proportions with timeless architectural details, complemented by modern touches for 21st-century family life. A rare opportunity for discerning buyers seeking a spacious Edwardian home in a premier location with all the conveniences of town living on your doorstep. Early viewing is highly recommended.

## Measurements

Kitchen 4.12m x 3.77m

Pantry 1.76m x 1.57m

Cloakroom 1.22m x 2.77m

Reception room 1 4.24m x 5.94m

Reception room 2 4.57m x 3.97m

Reception room 3 4.57m x 3.96m

Bathroom 2.63m x 3.22m

Bedroom 1 5.01m x 3.88m

Bedroom 2 4.56m x 3.62m

Bedroom 3 4.60m x 3.60m

Bedroom 4 4.13m x 4.26m

Bedroom 5 4.20m x 2.70m

Bedroom 6 2.11m x 2.82m





## 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.

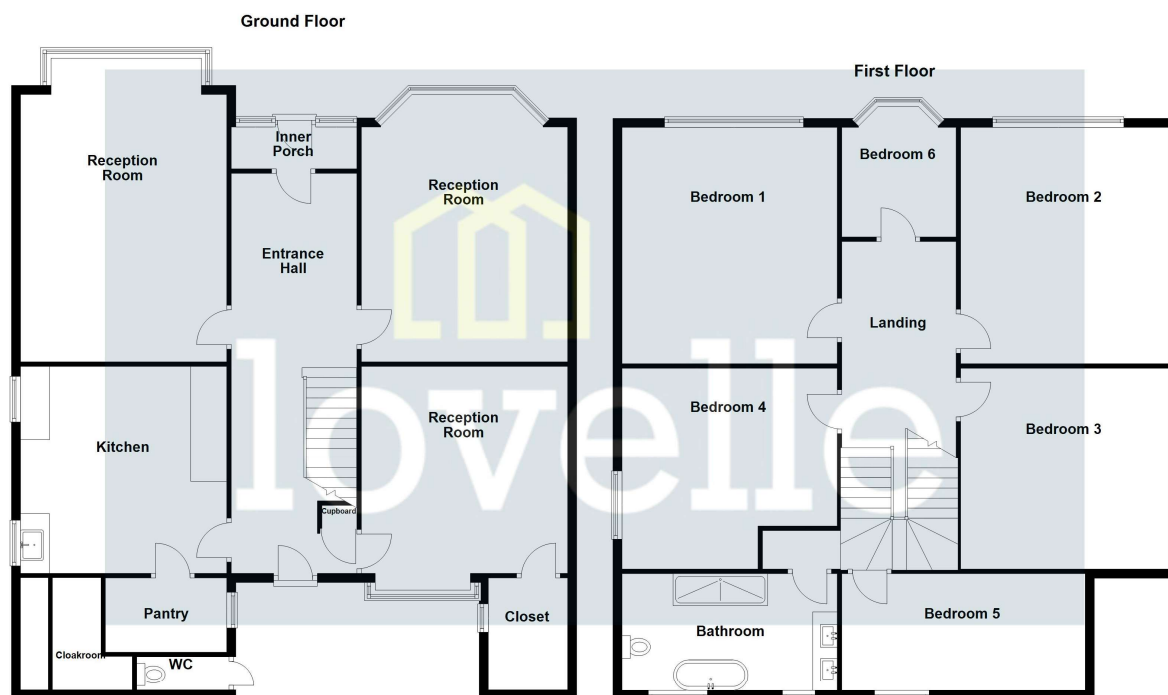
## Mobile & Broadband

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.

## Conservation Area

The property lies within a conservation area, for further information please contact the selling agent or discuss with your legal representative.





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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