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Park Drive, Grimsby



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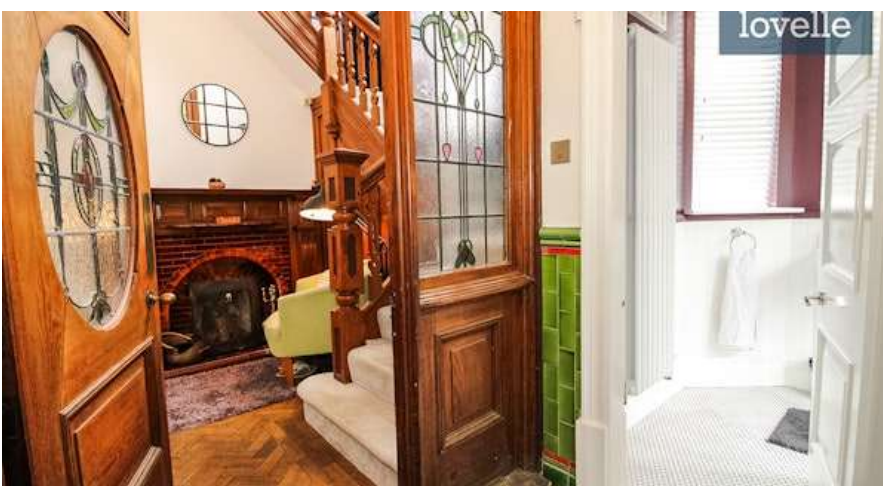
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When it comes to
property it must be

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£475,000



This stunning Edwardian semi-detached house near the town centre blends elegant period features and modern comforts, offering four double bedrooms, luxurious bathrooms, multiple spacious reception rooms, a beautiful open-plan kitchen, ample parking, and a charming garden—making it an ideal family home in a highly sought-after location.

Key Features

- Double & Single Glazing
- Gas Central Heating
- 4 Generous Bedrooms
- Semi-Detached Edwardian House
- Beautiful Period Features
- Private Drive & Garage
- EPC rating TBC
- Tenure: Freehold





Lovelle presents an exceptional opportunity to acquire a truly remarkable Edwardian semi-detached house, ideally located in a sought-after location, close to the town centre. Boasting historical features, excellent public transport links, well-regarded schools, and positioned opposite the beautiful tree lined 'Peoples Park'. This property is perfectly suited for families seeking both character and convenience.

Upon arrival, find yourself welcomed by a traditional hallway, featuring a charming fireplace and an impressive, large stained glass window above the staircase.

The ground floor delights with three spacious reception rooms. The primary reception room is exceptionally large, flooded with natural light from a bay window and dual aspect windows that overlook the adjacent park. An elegant log burner provides a cosy focal point. The second reception room maintains the period atmosphere, showcasing a striking traditional fireplace with vintage tiling and a wooden mantelpiece, complemented by bay-style windows. The third reception room offers access to the garden, a beautiful fireplace, built-in shelves, and a large bay window, promising versatility and style for formal entertaining or relaxed family living.

A generous, open-plan kitchen forms the hub of the home, thoughtfully equipped with a kitchen island, wood countertops, and an abundance of cupboard space. Natural light enhances the inviting atmosphere, while integrated appliances include a cooker, hob, and dishwasher. The kitchen also benefits from a dedicated dining space, and another bay window. A separate utility room adds a practical dimension to busy family life.

Upstairs, four well-proportioned double bedrooms await. The master suite is a showpiece, complete with built-in wardrobes, a beautiful panelled wall, and inspiring park views. The second bedroom is equally appealing with its own built-in wardrobes, a spacious layout, a large bay window, and abundant brightness. The third double bedroom also includes built-in wardrobes, while the fourth bedroom offers excellent proportions for a guest room or study.

Two luxurious bathrooms serve the household, each designed for comfort and convenience. The main bathroom is fitted with 'his and her' sinks, a walk-in rainfall shower, WC, heated towel rail, double windows, and access to a private balcony. The family bathroom boasts a freestanding bath with rainfall shower, a heated towel rail, WC, and large vanity sink. Additionally, the downstairs WC features dual aspect windows, heated towel rail, and sink.

Numerous windows have been replaced with a FENSA registered installer, replicating original stained glass designs to keep within local conservation area guidelines. Gas central heated and retained charming features throughout, this splendid family home combines timeless elegance with modern comforts. This property also comprises of an enclosed garden, complete with a private drive and garage, EV charging point, offering a beautiful outdoor space and ample parking. Early viewing is highly recommended to fully appreciate all that this remarkable property has to offer.

Measurements

Kitchen/Diner 7.38m x 3.14m

Reception room 1 4.56m x 6.45m

Reception room 2 4.37m x 4.24m

Reception room 3 7.41m x 4.24m

Bedroom 1 5.18m x 3.97m

Bedroom 2 4.23m x 4.22m

Bedroom 3 3.21m x 4.37m

Bedroom 4 3.62m x 4.24m

Bathroom 1 4.22m x 2.61m

Bathroom 2 2.58m x 2.10m

Utility 1 2.57m x 2.10m

Utility 2 1.69m x 3.65m

WC 2.55m x 1.78m





Disclaimer

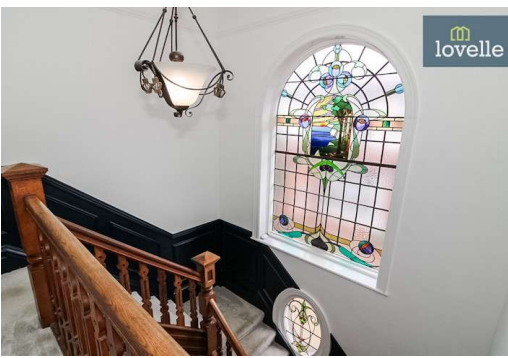
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.

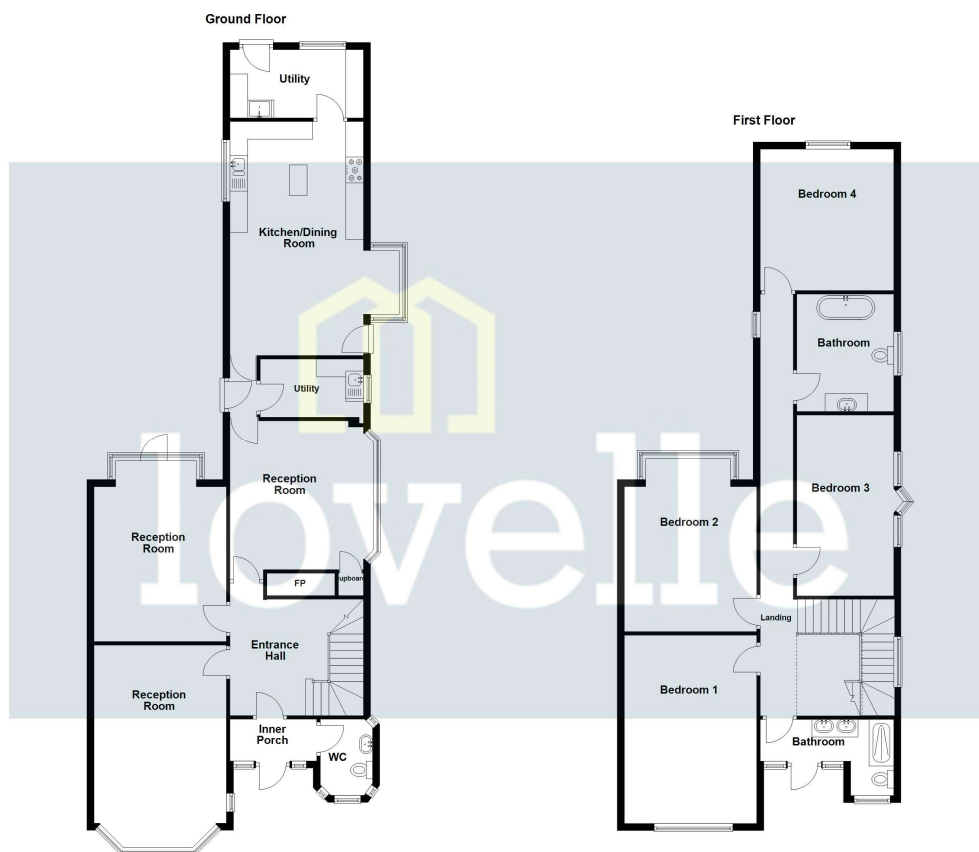
Conservation Area

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

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.





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 Planigo.

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