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lovelle

Cragston Avenue, Grimsby



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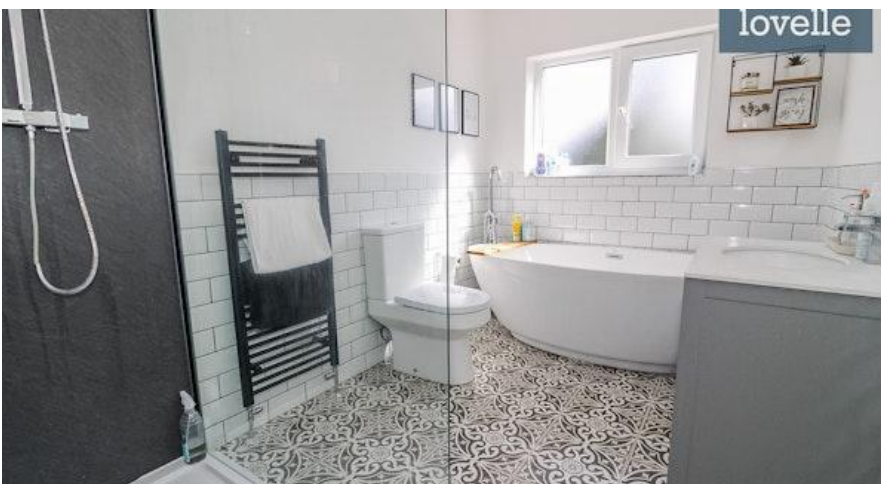
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When it comes to
property it must be

lovelle



Offers over £199,950



****NO ONWARD****

This stylish three-bedroom & loft room semi-detached house in a vibrant urban area offers spacious, thoughtfully designed interiors with two log burners, a modern open-plan kitchen, private garden, driveway, garage, and excellent access to public transport, amenities, and walking routes—perfect for families, first-time buyers, or investors.

Key Features

- UPVC Double Glazing
- Gas Central Heating
- 3 Bedrooms & Loft Room
- Semi-Detached House
- Private Drive & Garage
- Convenient Location
- EPC rating D
- Tenure: Freehold



Lovelle presents this inviting semi-detached house, situated in a vibrant urban area with convenient access to public transport links, local amenities, nearby hospital, and popular walking routes. Internally, this property has been thoughtfully designed to offer a warm and welcoming atmosphere, making it an ideal choice for families, first-time buyers, and investors alike.

Upon entry, you are welcomed by a spacious hallway that leads to a tastefully decorated reception room featuring a bay window that fills the space with natural light and a striking log burner for those cosy evenings in. The open-plan kitchen provides an abundance of natural light, a spacious dining and living area, with a practical layout that's perfect for entertaining. It is enhanced by a log burner, further elevating the comfort and style found throughout. The laundry room is equipped with plumbing for a washer and grants easy access to the enclosed garden, offering a seamless indoor-outdoor lifestyle. The downstairs is fitted with attractive LVT quickstep flooring for added durability and style.

Upstairs, the accommodation comprises three bedrooms and a loft room. The generous master bedroom boasts built-in wardrobes and ample space for relaxation. The second bedroom is a comfortable double, while the box room lends itself to a nursery, office or dressing room. The loft room offers versatility.

The contemporary bathroom is elegantly finished, complete with a bath, rainfall shower, heated towel rail, vanity sink, and WC. Additional features include UPVC double glazing, gas central heating, composite doors, a private drive, garage, and a secure enclosed and well established garden. Early viewing is highly recommended.

Measurements

Kitchen/Dining/Living area 5.20m x 3.19m x 6.75m

Reception room 1 4.22m x 3.41m

Laundry room 3.11m x 2.12m

Bathroom 2.09m x 3.21m

Bedroom 1 4.23m x 2.84m

Bedroom 2 3.41m x 3.08m

Bedroom 3 1.89m x 2.59m

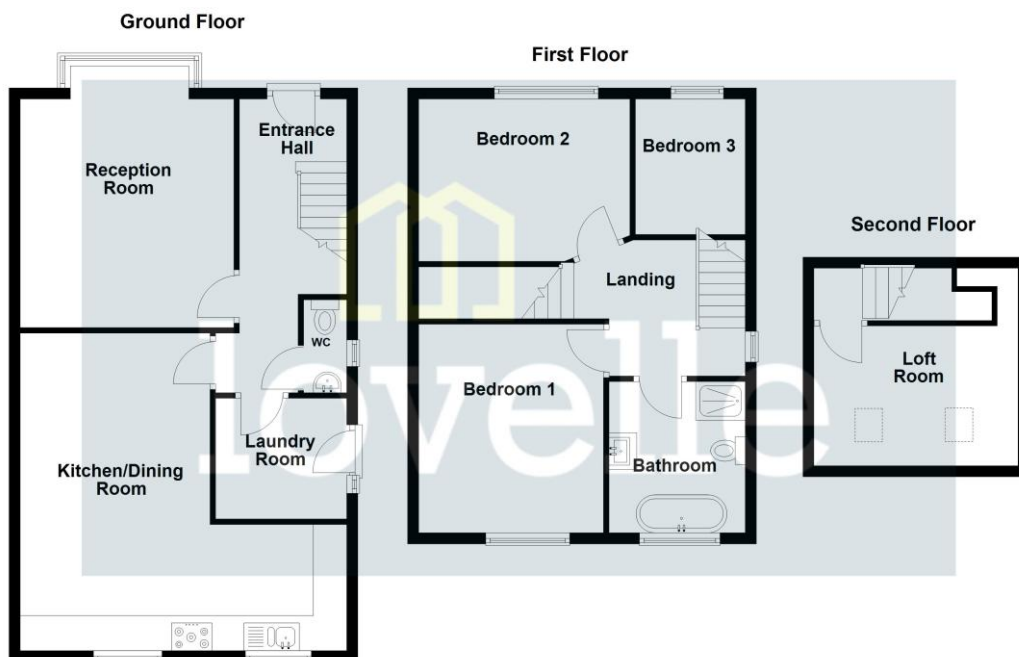
Loft Room 3.35m x 3.08m

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 & Broadband

It is advised that prospective purchasers visit [checker . ofcom . org . uk](https://www.ofcom.gov.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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