

Buy. Sell. Rent. Let.


lovelle



Clematis Avenue, Grimsby



4



2



3

When it comes to
property it must be


lovelle



£349,950

 4  2  3

This beautifully renovated four-bedroom detached family home, set in a desirable village location near green spaces, walking routes and excellent local schooling; offers spacious open-plan living, luxurious decorative finishes, versatile reception rooms, and a private enclosed garden—combining modern comfort with ample opportunity for personalisation.

Key Features

- UPVC Double Glazing
- Gas Central Heating
- 4 Bedrooms
- Detached House
- Private Drive & Garden
- Popular Location
- EPC rating C
- Tenure: Freehold





This exceptional four-bedroom detached house is offered for sale in a highly sought-after village location, surrounded by inviting green spaces, picturesque walking routes, highly regarded local schooling, excellent transportation links plus much more!. Renovated to a high standard, the property exemplifies modern comfort with a homely ambience and luxurious decorative finishes throughout, making it ideally suited for families seeking both style and versatility.

Upon entry, you are greeted by a welcoming entrance all with sleek LVT flooring and panelled walls, leading to a choice of generous and versatile reception rooms. The main reception area boasts an abundance of natural light thanks to its six impressive Velux windows, two dual aspect windows, and striking bifold doors that open directly onto the enclosed landscaped garden. This space is enhanced by tasteful open-plan living, bespoke wiring for a surround sound system, and a beautifully appointed Mendip log burner, creating a perfect environment for entertaining or relaxing. For quieter moments, there is a snug lounge that offers a cosy atmosphere with a charming bay window and double doors opening directly into the kitchen.

The kitchen is a true centrepiece, featuring a spacious open-plan layout that seamlessly integrates a dining area—ideal for hosting gatherings. It includes substantial countertop space, modern tiles, and integrated appliances such as an oven, hob, dishwasher, and fridge/freezer. For added convenience, there is a dedicated laundry cupboard with space for a washer. The kitchen is complemented by opposing windows for cross-ventilation and a door opening to the garden, encapsulating family living with abundant practicality and style.

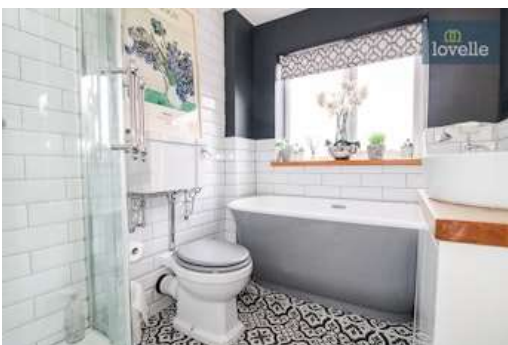
The first floor accommodation comprises of a luxurious master bedroom complete with built-in wardrobes and a brand new lavish ensuite. The second bedroom is a light-filled double, while bedrooms three and four are also generous in size.

The family bathroom is finished to an impeccable standard, featuring a free-standing bath, rainfall shower, heated towel rail, modern vanity sink, WC, and refined contemporary decor. A further separate downstairs WC provides added convenience for guests.

Adding to the versatility of this property is the downstairs office, a sophisticated space offering smart panelled walls, a built-in desk and filled with an abundance natural lighting.

Additional highlights include UPVC double glazing, gas central heating, solid oak windowsills throughout, and a new roof (2023). There is also a versatile secure tool/storage room accessed from outside, and a tropical cedar-wood garden store which add practical appeal. The enclosed landscaped garden offers privacy and tranquillity and includes a patio space and barbecue area, perfect for entertaining.

This property is ready to move into as a newly updated family home, but also presents ample scope for personalisation—an outstanding opportunity in a prime location.





Measurements

Kitchen/diner 2.86m x 6.23m

Reception room 1 7.17m x 3.21m

Reception room 2 2.59m x 4.87m

Office 2.22m x 2.59m

WC 1.38m x 0.83m

Bedroom 1 3.64m x 3.68m

Ensuite 1.70m x 2.15m

Bedroom 2 2.58m x 3.52m

Bedroom 3 3.95m x 2.29m

Bedroom 4 3.21m x 2.29m

Bathroom 2.21m x 1.84m

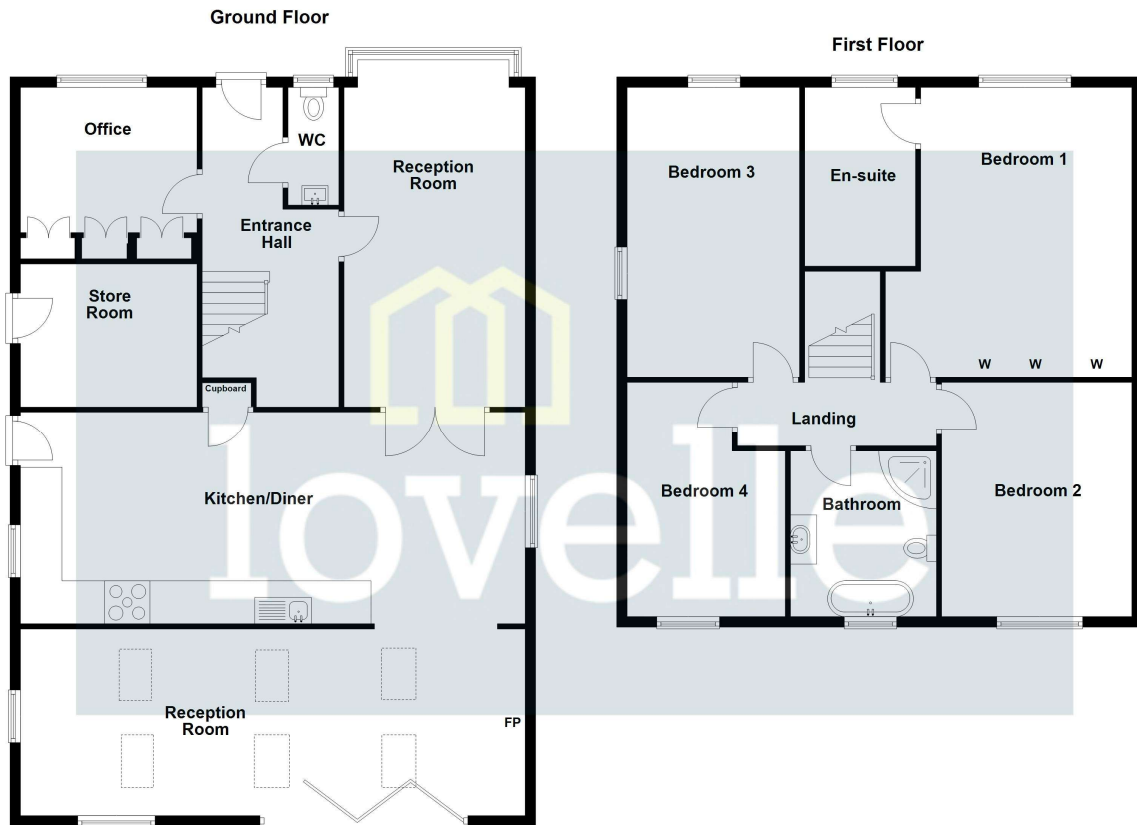
Disclaimer

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 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.

When it comes to **property**
it must be


lovelle

01472 251918

grimsby@lovelle.co.uk