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Park Drive, Grimsby



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When it comes to
property it must be


lovelle



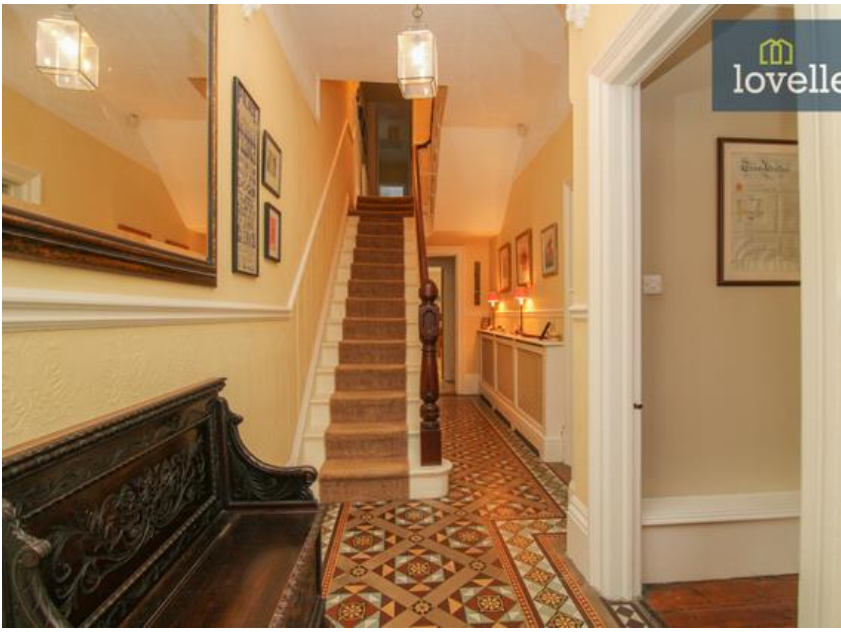
£399,000

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This charming Edwardian semi-detached property, featuring six bedrooms, two bathrooms, three reception areas, a stunning kitchen, and a blend of period features and modern comforts spread across three floors, is ideally located opposite a tree-

Key Features

- Edwardian semi-detached property
- Six spacious bedrooms
- Stunning family kitchen
- High ceilings and characterful features throughout
- Sought-after location
- Large garage and driveway
- EPC rating D
- Tenure: Freehold





Lovelle are delighted to introduce to you this superb semi-detached property, a true testament to the Edwardian Era, and now available for sale. This property is a blend of period features and modern comforts, boasting of six bedrooms, two bathrooms, Three reception areas, kitchen with a pantry, cloakroom and utility, all spread over three floors.

As you step into the property, you are greeted by a wow-factor entrance hall, featuring an ornate tiled floor, part lincrusta papered walls that flow to the first-floor landing, and a traditional balustrade and spindle staircase. The high ceilings throughout enhance the sense of space, further emphasised by the generous proportions of the rooms.

The two separate reception rooms are perfect for entertaining or relaxing. Reception room one, a formal lounge, features a large bay window with views of the park and a gas fire, alongside exposed timber floors. The second reception room, is equally impressive with triple aspect windows and an open fire.

The kitchen is a real highlight of the property, a stunning family space with a combined lounge/dining area. Features include a large bay window, a multi-fuel stove (that can heat selected radiators around the property), sandstone floors, bespoke fitted units and granite & Iroko wood worktops. There is plenty of space for a large oven and American fridge, and it also includes an integrated dishwasher. A large pantry and a utility room with fitted units and plumbing for a washing machine and tumble dryer add to the practicality of this space.

Six spacious bedrooms are spread across the floors, with three double bedrooms and a single bedroom on the first floor, and a further two double bedrooms on the second floor. Bedrooms one and two are particularly noteworthy, with large bay and triple aspect windows respectively, and bedroom one also boasts a balcony overlooking the park.

The property comprises two bathrooms, one on the ground floor with a shower, and a spacious first-floor bathroom featuring a cast iron bath, sink, wc, tongue and groove panels and part tiling.

Externally, the property benefits from a driveway and a large garage. The garden is well maintained with well-stocked borders, and the house's position opposite a tree-lined park offers beautiful views.

The property is in a sought-after location with easy access to public transport links, nearby schools and local amenities. The town centre is also conveniently close.

This property, with its unique features such as sash windows (part double/single glazed), ceiling decor, ornate tiling, and gas central heating, is ideal for families. Its blend of Edwardian charm and modern comforts ensures a home that is both comfortable and characterful.

Measurements

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Reception Room 1 5.76m X 4.49m
Reception Room 2 4.24m X 5.30m
Kitchen/Diner 8.56m X 4.07m
Pantry 1.65m X 2.77m
Utility Room 3.80m X 2.73m
Bedroom 1 5.94m X 6.23m
Bedroom 2 5.31m X 4.21m
Bedroom 3 2.72m X 2.90m
Bedroom 4 3.18m X 3.95m

Bedroom 5 4.70m X 5.34m
Bedroom 6 3.77m X 4.24m
Garage 3.34m X 9.34m

Disclaimers

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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.

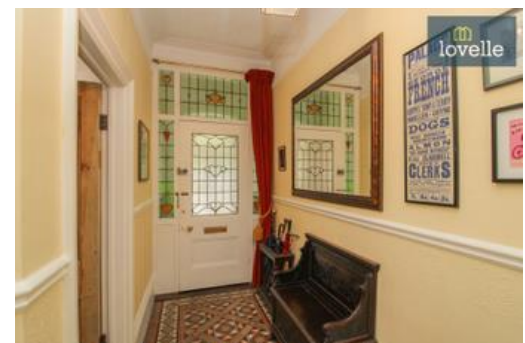
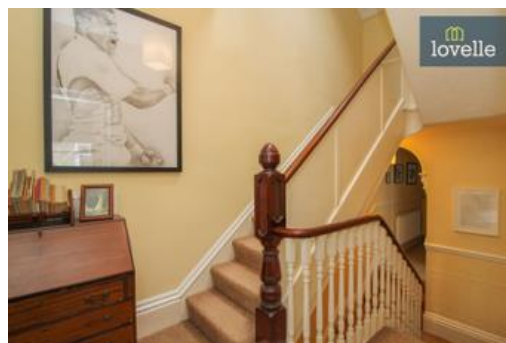
Mobile and broadband

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It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.

Conservation

0m x 0m (0'0" x 0'0")

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 is to be used for illustrative purposes only.
Plan produced using PlanUp

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