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Abbey Road, Grimsby



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£350,000



This magnificent five-bedroom townhouse in a sought-after town centre location seamlessly blends historic charm and period elegance with spacious, light-filled rooms, multiple fireplaces, original Victorian features, a modern open-plan kitchen, private parking, and a beautiful, enclosed garden—making it an ideal family home close to local amenities and great

Key Features

- Gas Central Heating
- Original Sash Windows
- 5 Bedrooms
- Period Town House
- Charming Historic Features
- Enclosed garden & Private Parking
- EPC rating E
- Tenure: Freehold





Lovelle proudly offers for sale a magnificent five-bedroom Victorian townhouse brimming with historic charm and the graceful elegance of a bygone period. This remarkable property is located within walking distance of public transportation links, local amenities, stunning parks, superb walking routes and within the sought-after surroundings of the town centre.

Ease your way into a spacious and welcoming hall with a rather grand balustrade and spindle staircase that leads to the first floor. The first reception room, boasting a traditional open fireplace set with a large bay window that allows a flood of natural light, enhancing the tasteful decor. Two more fabulous, welcoming reception areas also feature prominent fireplaces and large windows, further instilling the character of the property.

The property also boasts a generous open-plan kitchen combined with a dining/living space added to by an aesthetic fireplace nestled within a beautiful brick surround and wood mantelpiece. The gas hob & oven, ample worktop space, and plumbing for a fridge ensures a well-equipped area for cooking, as well as entertaining. Patio doors invite you to a gorgeous and beautifully landscaped enclosed garden, an ideal spot for private outdoor relaxation. The kitchen even offers a former servant staircase that leads to an adjacent double bedroom (formerly servant quarters).

The five bedrooms are warm and inviting, with the first and second offering spacious double rooms for maximum comfort. The first primary bedroom includes unique and charming features like double windows and a fireplace. The third and fourth bedrooms also provide comfortable double rooms, with the fourth offering additional kitchen access via the second staircase. The fifth bedroom, a versatile loft room, teems with bright, airy space that could function as a bedroom, study, or a relaxing retreat area.

Two bathrooms cater to the needs of a large family or guests. The first chic bathroom is fitted with a heated towel rail, a standalone bath, a large rainfall shower, sink, and WC, complimented with striking tiles throughout. In contrast, the second, located downstairs, includes a heated towel rail, a WC, a sink, a rainfall shower, and plumbing for a washer & dryer for a shared utility space.

This home is full of character and charm, offering original Victorian style layout features, which includes the original sash windows, high ceilings and artistic wall details. Other modern comforts include gas central heating, a dedicated patio area and gated private parking to the rear of the property, which all contribute to the property's enduring appeal. Adding a distinct touch, the front windows fall under conservation. Don't miss out on the unique opportunity to make a house like this your own & book in a viewing with us today!

Measurements

Kitchen/diner 8.72m x 3.03m
 Reception room 1 4.53m x 5.47m
 Reception room 2 4.21m x 3.89m
 Bedroom 1 4.56m x 6.13m
 Bedroom 2 4.21m x 3.89m
 Bedroom 3 3.16m x 2.54m
 Bedroom 4 3.48m x 3.22m
 Loft room 5.59m x 5.00
 Bathroom 1 3.33m x 1.92m
 Bathroom 2 1.67m x 3.50m

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 to review available Wi-Fi speeds and mobile connectivity at the property. b

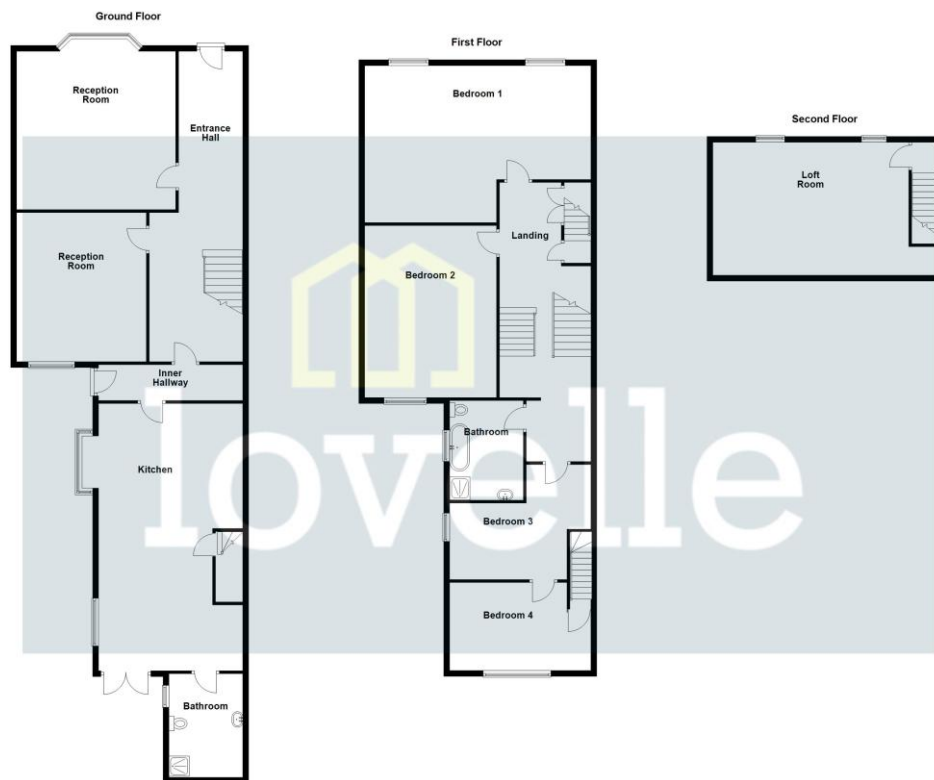
Conservation

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. Plans produced using Planit.



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