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Defender Drive, Aylesby Park, Grimsby

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£255,000



An immaculate, turnkey four-bedroom detached family home on Aylesby Park, offering spacious modern living with two reception rooms, contemporary kitchen, en-suite to main bedroom, stylish bathroom and shower room, landscaped garden, driveway and

### Key Features

- Detached House
- Immaculately Presented
- Four Bedrooms & Two Bathrooms
- Two Reception Rooms & Kitchen
- Driveway & Garage
- Landscaped Garden
- EPC rating C
- Tenure: Freehold



This four-bedroom detached house is offered for sale in an immaculate condition, situated on Aylesby Park on the outskirts of Grimsby. The location provides a balance of residential tranquillity with convenient access to local amenities, schools and green spaces.

A welcoming hallway with luxury LVT flooring leads to the main accommodation, with a cloakroom off the hall incorporating a sink and WC. The principal reception room features an oak floor, media wall with built-in storage and a spacious lounge area, with double doors opening into the dining room. The dining room includes luxury LVT flooring and French doors leading directly to the landscaped rear garden, creating an excellent everyday living and entertaining space.

The modern kitchen is fitted with black high gloss units and comes equipped with an oven and hob, dishwasher, washing machine, fridge and freezer, along with a sink and again, luxury LVT flooring. The property is uPVC double glazed and gas centrally heated.

Upstairs, the main bedroom is a very generous double with built-in wardrobes and access to an en-suite. A further double bedroom also benefits from built-in wardrobes. Two additional bedrooms are generously proportioned single/small double rooms, suitable for family use or home office space. The family bathroom is stylishly tiled and fitted with a bath, sink and WC, while a second bathroom (the en-suite to bedroom 1) offers a modern shower with rainfall head and sink.

Outside, there is a driveway and garage, together with a landscaped garden, supporting both practical parking and enjoyable outdoor space for families.

Aylesby Park is well placed for local schools in the Grimsby area, and there are nearby walking and cycling routes as well as green spaces for recreation. Grimsby town centre, with its range of shops, supermarkets and cafes, is accessible by local bus services and a short drive. Grimsby Town railway station provides services to destinations including Manchester, Sheffield and Lincoln, with journey times to Lincoln typically around one hour, supporting commuting and wider regional travel.

## 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](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.

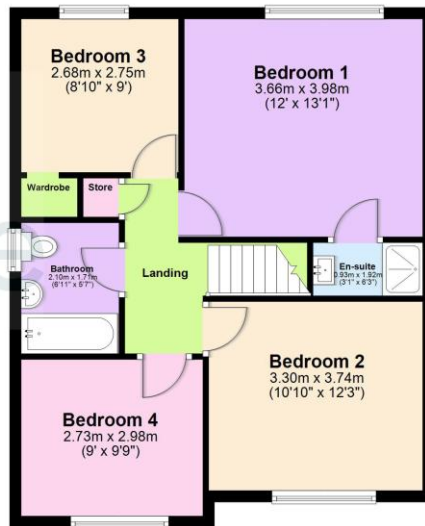
### Ground Floor

Approx. 70.7 sq. metres (760.7 sq. feet)



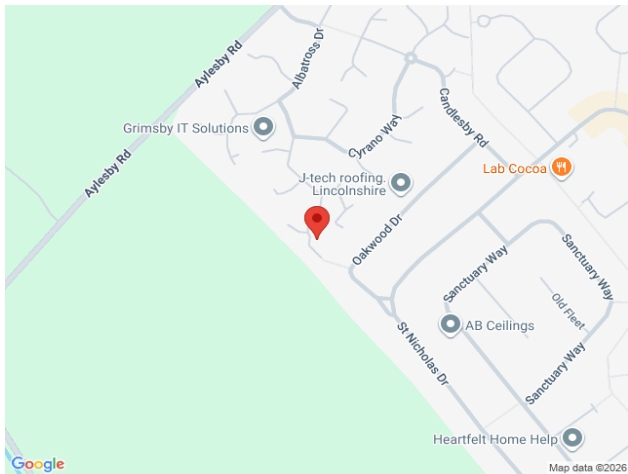
### First Floor

Approx. 57.1 sq. metres (614.4 sq. feet)



Total area: approx. 127.7 sq. metres (1375.1 sq. feet)

The provided floor plan is intended for general informational purposes only and may not accurately represent the exact dimensions, layout, or features of the property. The floor plan should not be relied upon for making decisions about purchasing, renting, or modifying the property. Actual measurements and features may vary. It is recommended that interested parties conduct a physical inspection of the property to verify the accuracy of the floor plan and obtain specific information about the property's condition, amenities, and any other relevant details.  
Plan produced using PlanUp.



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