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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Welholme Avenue

Grimsby
DN32 0BE

Monthly Rental Of £1,395
Deposit Of £1,500

This stunning new build four bedroom semi-detached house is situated on a premium gated development of only 22 homes in a picturesque conservation area. The property boasts allocated parking and offers a luxurious living experience. One of the standout features is the private communal gym and beautifully manicured gardens, providing residents with a serene and active lifestyle. The house itself spans over three storeys, with a spacious open-plan kitchen, dining, and living room that flows seamlessly into the private rear garden through bi-folding doors. The ground floor also includes an entrance hall and cloakroom. The first floor is home to two bedrooms, including the master bedroom with en-suite, as well as a laundry room for added convenience. The second floor features two further double bedrooms and a family bathroom, providing ample space for a growing family. With its premium location, luxurious amenities, and spacious

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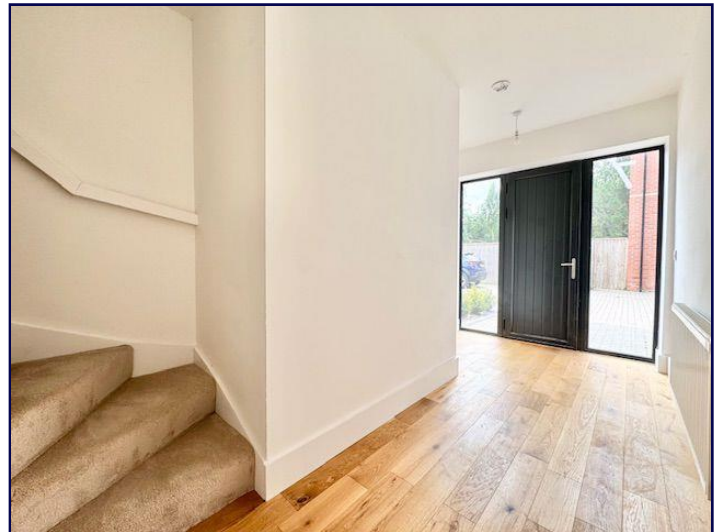
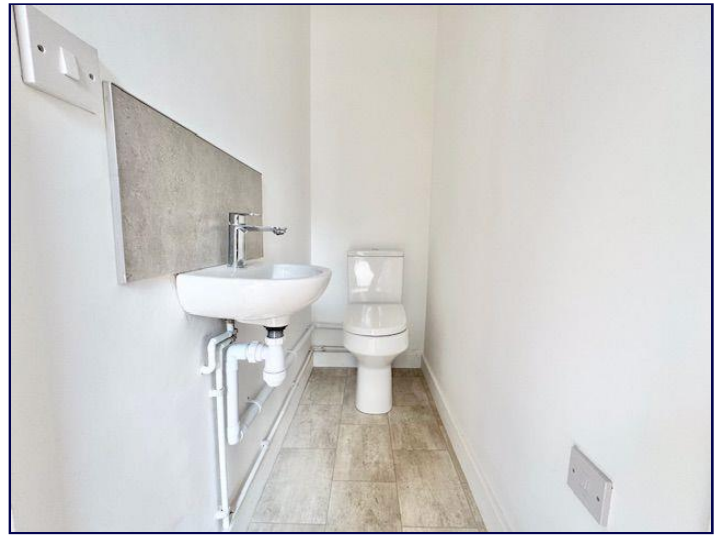
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Entrance hall

14' 9" x 8' 1" (4.50m x 2.46m)

"Make a stylish first impression in the impressive entrance hall of this luxury home. A striking uPVC tall door with a pair of full-length windows to the front floods the space with natural light, highlighting the quality wood flooring and crisp white decor. A radiator ensures a warm welcome, while a pendant light adds a touch of sophistication. This elegant entrance hall sets the tone for the rest of the property, exuding a sense of style and refinement that will leave a lasting impression on all who enter."

Kitchen

14' 6" x 8' 8" (4.43m x 2.65m)

"This stunning kitchen is the heart of this luxury new build home, perfectly blending style and functionality. White gloss wall and base units provide ample storage, while charcoal roll-top worktops and splashback returns add a touch of sophistication. A stainless steel sink with drainer completes the sleek look. Integral appliances, including an oven, grill, electric hob, and extractor, ensure cooking is a breeze. The kitchen is flooded with natural light from the uPVC window to the front, and a radiator keeps the space warm and inviting. A pendant light adds a stylish finishing touch. Seamlessly flowing into the dining area and lounge, this open-plan layout creates a perfect space for entertaining and everyday living, making it ideal for families and social gatherings."

Cloakroom

6' 0" x 2' 8" (1.83m x 0.81m)

"A stylish and practical addition to the entrance hall, the cloakroom is a convenient and welcoming space for guests. Featuring a matching white WC and sink, complemented by elegant grey splash back tiling, this compact room is both functional and visually appealing. The crisp white decor and quality tile effect vinyl flooring add to the sense of sophistication, while a pendant light provides a touch of luxury. Perfectly positioned for ease of use, this cloakroom is a thoughtful and stylish touch in this beautiful home."

Dining area

8' 7" x 14' 2" (2.61m x 4.31m)

"The dining space is a beautifully integrated area, perfectly positioned to service the kitchen while seamlessly flowing into the living room. With wood laminate flooring, the space exudes warmth and sophistication. The crisp white decor provides a clean and airy feel, while a pendant light adds a touch of elegance. A radiator ensures the space remains comfortable and inviting. This open-plan layout creates a perfect hub for family meals, casual dining, and social gatherings, making it an ideal space to share special moments and create lasting memories."

Lounge area

9' 3" x 17' 3" (2.83m x 5.26m)

"The lounge area is a stunning space that effortlessly blends indoor and outdoor living. Full-width bi-folding doors lead seamlessly out to the garden, creating a sense of continuity between the interior and exterior spaces. This generously proportioned room is perfect for relaxing and entertaining, with wood laminate flooring adding warmth and sophistication. The crisp white decor provides a clean

and airy feel, while a pendant light adds a touch of elegance. A radiator ensures the space remains comfortable and inviting. As part of the open-plan layout, the lounge flows beautifully into the dining and kitchen areas, creating a perfect space for social gatherings and everyday living. Whether you're relaxing with family or hosting friends, this lounge area is the perfect place to unwind and enjoy quality time together."

Stairs and landing

"The stairs, discreetly positioned off the entrance hall, sweep up in a gentle 180-degree curve to a spacious landing. Both the stairs and landing are carpeted in a neutral beige hue, adding warmth and texture to the space. The crisp white decor provides a clean and airy feel, while a radiator ensures a comfortable temperature. A pendant light adds a touch of elegance, highlighting the sense of space and sophistication. This beautifully designed landing provides a tranquil transition between the different levels of the home, setting the tone for the bedrooms and en-suite that lie beyond."

Bedroom One

10' 8" x 17' 2" (3.26m x 5.24m)

"The master bedroom is a serene and stylish retreat, perfect for relaxing and unwinding. Beige carpet adds warmth and comfort underfoot, while the crisp white decor creates a sense of calm and tranquility. The room is filled with natural light, courtesy of a stunning uPVC floating bay window and a second uPVC window, offering beautiful views and a sense of connection to the outdoors. A radiator ensures the space remains cozy and inviting, while a pendant light adds a touch of elegance. With its peaceful ambiance and stylish design, this master bedroom is the perfect haven to retreat to after a long day, providing a restful and rejuvenating space to recharge."

En suite

7' 7" x 8' 8" (2.32m x 2.63m)

"The en-suite shower room is a luxurious and modern space, perfectly designed for relaxation and convenience. The large shower area features a glass screen and grey tiled flooring, creating a sleek and spa-like wet room. A WC and vanity sink provide all the essentials, while grey splash back tiling adds a touch of sophistication. The crisp white decor creates a sense of calm, while a frosted uPVC window allows natural light to filter in without compromising privacy. A ceiling light ensures the space is well-lit, and an extractor fan keeps the air fresh. This beautifully designed en-suite is the perfect retreat, offering a tranquil and rejuvenating space to start and end each day."



Bedroom Two

9' 3" x 10' 8" (2.83m x 3.25m)

"This lovely double bedroom is a bright and airy space, perfect for a guest room or child's bedroom. Beige carpet adds warmth and comfort, while the crisp white decor creates a sense of calm. Two uPVC windows flood the room with natural light, offering beautiful views and a sense of connection to the outdoors. A radiator ensures the space remains cozy and inviting, while a pendant light adds a touch of elegance. With its generous proportions and stylish design, this double bedroom is an ideal space for rest and relaxation, providing a peaceful retreat for family members or guests."

Laundry room

3' 7" x 8' 8" (1.08m x 2.65m)

"The laundry room is a practical and convenient space, perfectly positioned on the first floor for ease of use. With plumbing and space under worktops for a washing machine, this room is designed to make laundry day a breeze. The generous size provides ample room to move around, while tile effect vinyl flooring adds a touch of style and durability. The crisp white decor creates a clean and airy feel, and a ceiling light ensures the space is well-lit. An extractor fan keeps the air fresh, making this laundry room a functional and comfortable space to tackle household chores."

Stairs and landing

The stairs again turn 180 degrees and have beige carpet, white decor and arrived at a large landing area with radiator and pendant light.

Bedroom Three

9' 4" x 10' 7" (2.84m x 3.22m)

A third double bedroom has white decor, beige carpet, radiator, uPVC window, loft access and pendant light.

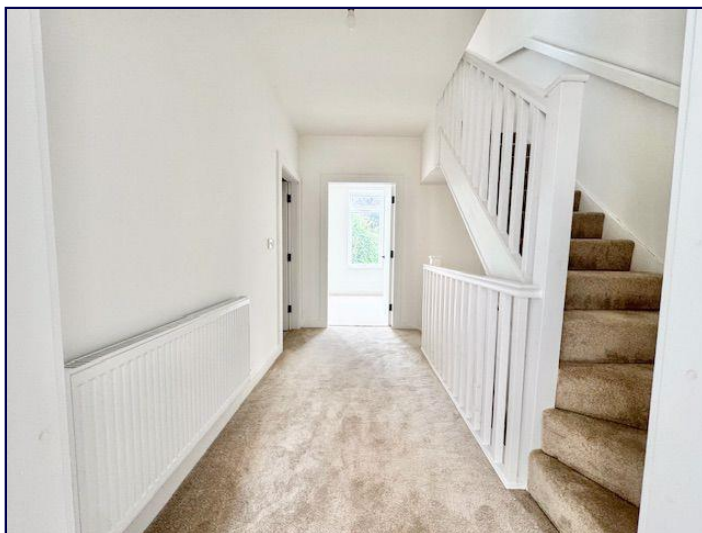
Family Bathroom

7' 5" x 8' 8" (2.27m x 2.64m)

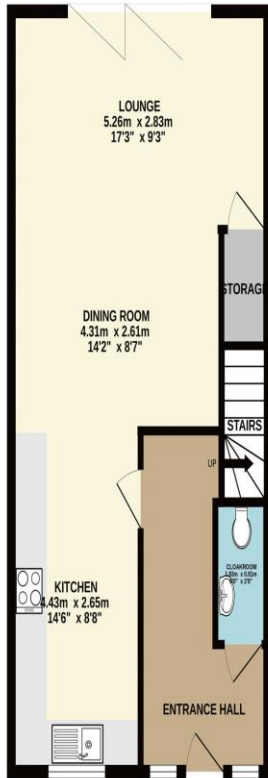
The generously proportioned bathroom has matching white bath, vanity sink and WC with grey splash back tiling, white decor, grey vinyl flooring, frosted uPVC window, radiator, ceiling light and extractor.

Rear garden

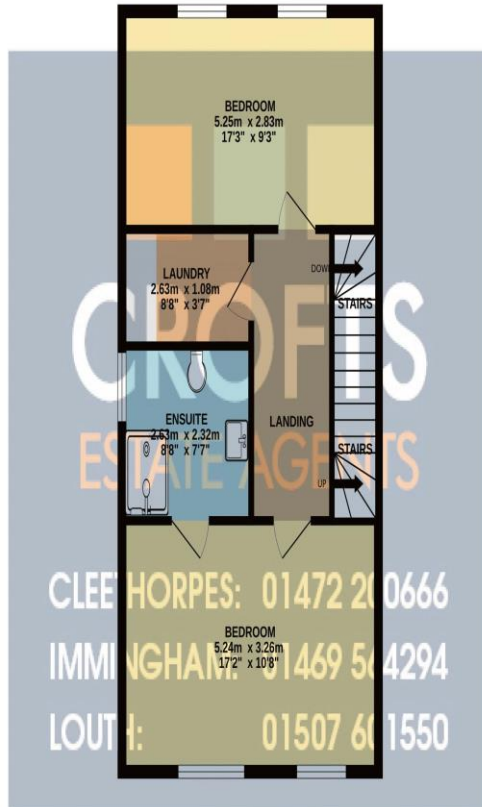
"Escape to your own private oasis! The rear garden is a tranquil retreat, perfectly designed for relaxation and entertainment. Hi-fold doors lead seamlessly onto a block paved patio area, ideal for alfresco dining and outdoor living. The freshly laid turf creates a lush and inviting space, while the tall fence surrounding the garden ensures complete privacy and seclusion. Mature planting to the rear adds to the sense of serenity, creating a natural haven that's perfect for unwinding after a long day. A path leads to a gate at the front, providing easy access and adding to the garden's versatility. Whether



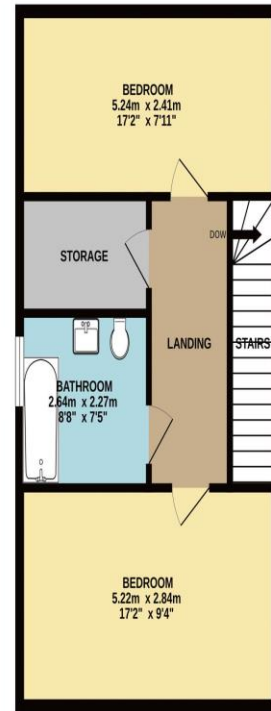
GROUND FLOOR
52.0 sq.m. (560 sq.ft.) approx.



1ST FLOOR
52.0 sq.m. (560 sq.ft.) approx.



2ND FLOOR
47.6 sq.m. (512 sq.ft.) approx.



TOTAL FLOOR AREA : 151.6 sq.m. (1632 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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