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Portland Avenue, Grimsby



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property it must be


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Offers over £264,950

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This immaculate four-bedroom semi-detached family home boasts five spacious reception rooms, a modern kitchen, beautifully appointed bathrooms, generous gardens with additional land, garage and parking, and enjoys a prime location near schools, amenities, and parks.

Key Features

- Substantial Semi-Detached House
- Four Bedrooms & Two Bathrooms
- Five Reception Areas
- Shared Driveway, Garage & Rear Garden
- Popular Town Centre Location
- uPVC DG & GCH
- EPC rating C
- Tenure: Freehold



Presenting an immaculate four-bedroom semi-detached house, ideal for families seeking spacious accommodation blended with characterful features. Upon entering, you are welcomed by a large hallway adorned with elegant parquet flooring and a return staircase, setting a grand tone for the rest of the property.

The ground floor boasts five impressive reception rooms, including a cosy lounge with a bay window and open fire, an inviting dining room, a charming snug, a relaxing sitting room, and an additional conservatory with direct doors to the garden—perfect for entertaining or enjoying tranquil moments.

A modern and well-equipped kitchen features wood effect units, a sink, oven, and gas hob, providing an excellent environment for culinary creations. The property comprises four bedrooms, three of which are doubles, offering ample accommodation for a growing family. The bathrooms are beautifully appointed, with the main bathroom including a bath with shower over, sink and a separate WC; a convenient ground floor shower room, located off the hallway, is fitted with a shower, sink, and WC.

Externally, the property is set on a generous plot with a driveway, off-street parking, a garage, and a rear garden. Furthermore, there is an additional parcel of land situated behind the garage, offering potential for further outdoor use.

Additional features include uPVC double glazing and efficient gas central heating for year-round comfort. Situated within close proximity to public transport links, highly regarded schools, local amenities, green spaces, and walking routes, this superb family home offers both style and convenience near the town centre and picturesque parks.

Measurements

Hall 3.54m X 3.07m

Lounge 5.02m X 4.10m

Dining Room 3.38m X 3.09m

Reception Room 2 3.76m X 4.67m

Snug 3.95m X 3.34m

Conservatory 6.62m X 2.79m

GF Shower Room 1.65m X 1.85m

Kitchen 3.07m X 3.18m

Bedroom 1 3.71m X 4.17m

Bedroom 2 4.06m X 4.57m

Bedroom 3 3.15m X 3.12m

Bedroom 4 2.38m X 3.03m

Bathroom 2.05m X 2.35m

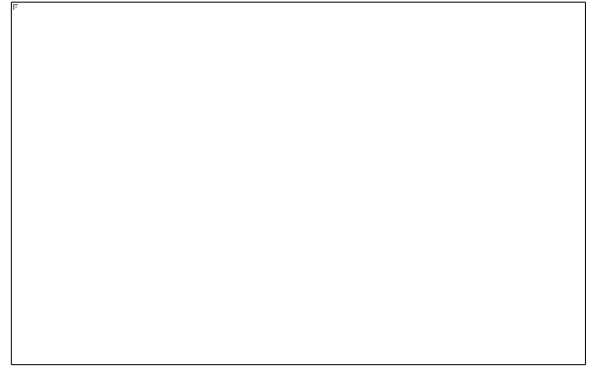
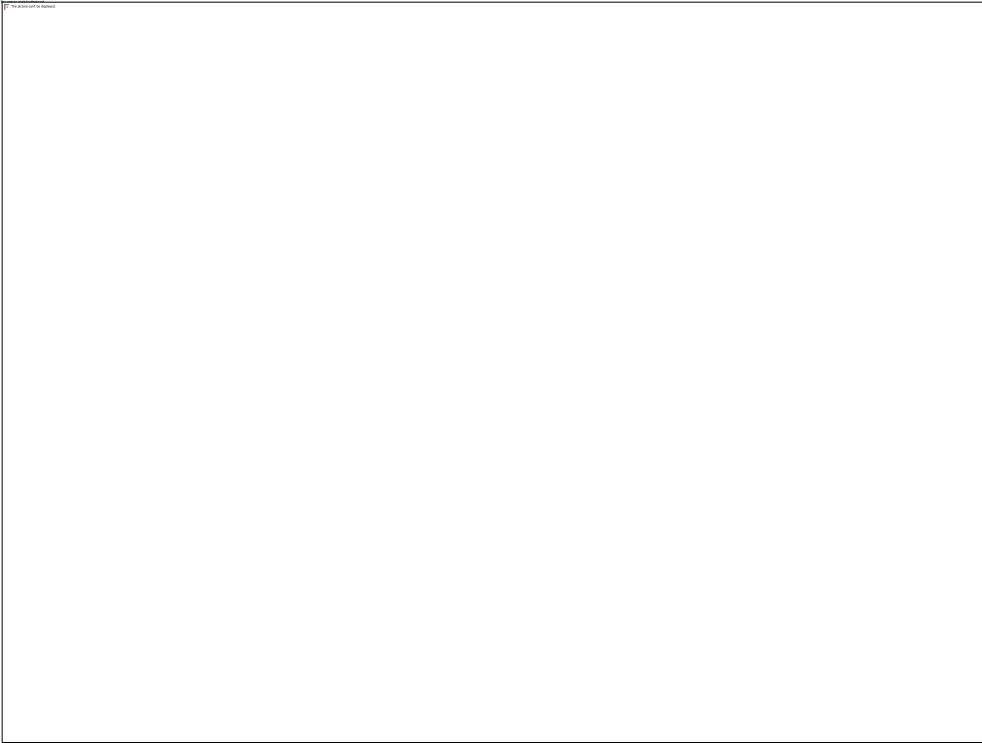
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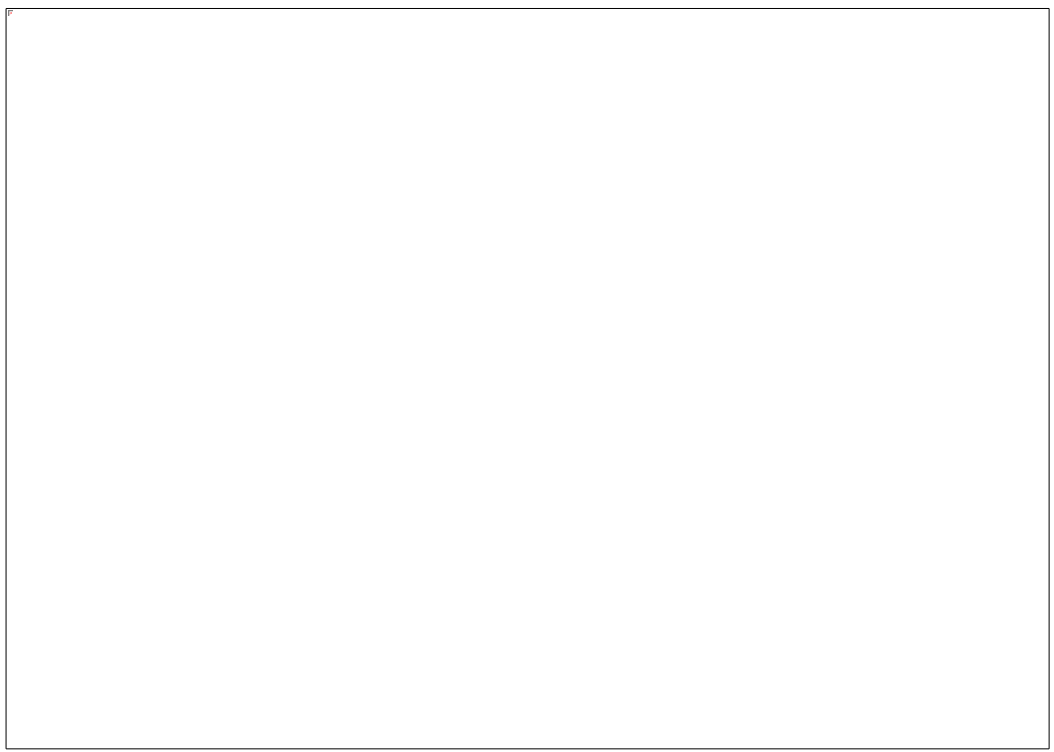
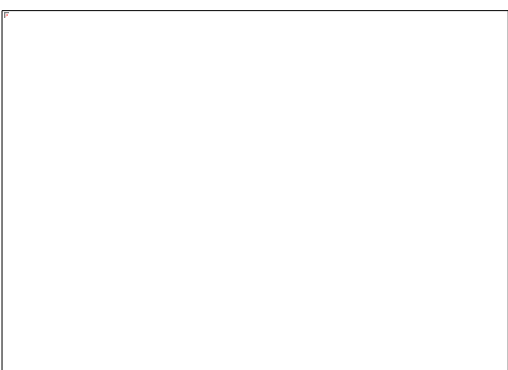
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Mobile and broadband

It is advised that prospective purchasers visit checker Ofcom.org.uk to review available Wi-Fi speeds and mobile connectivity at the property.









Ground Floor

First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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lovelle

01472 251918

grimsby@lovelle.co.uk

