



8 LARKSPUR AVENUE

GRIMSBY, DN41 7JD

£385,000
FREEHOLD

A stylish and substantially upgraded four-bedroom detached home, boasting elegant reception space, a high-quality dining kitchen, well-maintained gardens with a putting green, and a flexible garden cabin in the sought-after village of Healing.



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DESCRIPTION

An exceptional four-bedroom detached residence, thoughtfully upgraded throughout, offering an impressive balance of space, style, and modern comfort.

The property features four generously sized bedrooms, including two well-appointed en-suites, alongside a stylish and well-maintained family bathroom, all finished to a high and tasteful standard.

The ground floor provides a wealth of versatile living space, with three elegant reception rooms perfectly suited to both everyday living and entertaining. A superb principal lounge flows effortlessly into a formal dining room through double doors, creating a welcoming and sociable layout. At the heart of the home is a beautifully designed dining kitchen, complete with a range of integrated appliances, complemented by a separate utility room for added practicality.

Externally, the home continues to impress with immaculately presented gardens, including an astro-turfed area currently used as a private putting green, as well as carefully arranged decorative flower beds. A purpose-built cabin offers valuable additional space, currently utilised as a home office/man cave, yet easily adaptable to suit a variety of needs.

Situated in the desirable village of Healing, the property benefits from excellent access to major road networks and key areas of employment, making it ideal for both family life and commuting professionals.

ENTRANCE HALLWAY

OFFICE/STUDY

LOUNGE

With attractive bay window and double doors into the

DINING ROOM

with a rear facing window and a door into the

KITCHEN DINING ROOM

with separate area perfect for dining and a range of integrated appliances such as double ovens, five ring gas burner, dishwasher, undercounter fridge and wine cooler and a door into the

UTILITY ROOM

with space for a washer dryer and fridge freezer, sink unit and a door into the rear garden

FIRST FLOOR HALLWAY

BEDROOM ONE

large front facing bedroom with full width built in wardrobes and a door into

ENSUITE

replaced and upgraded with stylish fittings and fully tiled

BEDROOM TWO

rear facing with a door into

ENSUITE

replaced and upgraded with stylish fittings and fully tiled

BEDROOM THREE

with built in wardrobes

BEDROOM FOUR

with built in wardrobes

FAMILY BATHROOM

replaced and upgraded with stylish fittings and fully tiled

PURPOSE BUILT CABIN/GARDEN ROOM

currently utilised as a home office/man cave hobbies

room but could be used for multiple uses with central heating

DOUBLE GARAGE/WORK STUDIO

once the sales office this double garage space has been cleverly converted into a large office space with double French style doors but could easily be put back to a garage if needed

GARDENS FRONT AND BACK, DRIVEWAY

With off road parking for multiple vehicles via a large block paved driveway and a side access gate which leads to the rear garden, currently utilised as a putting green and astro turf area with flower beds to the borders and an entertaining area to the rear for outdoor entertaining

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ADDITIONAL INFORMATION

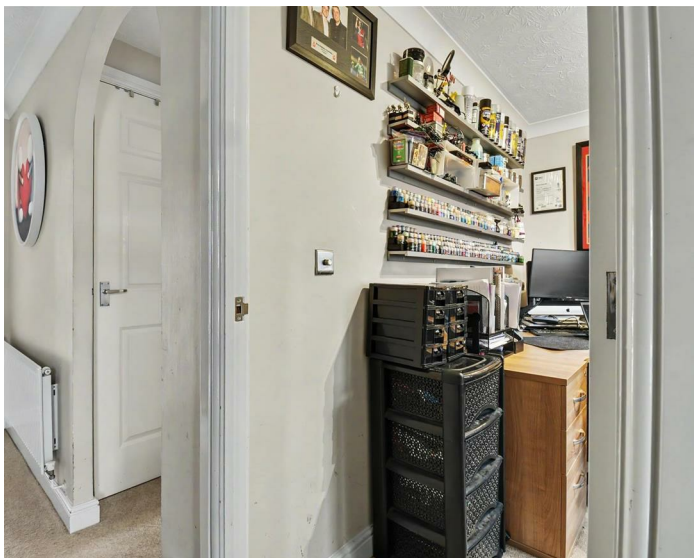
Local Authority –

Council Tax – Band E

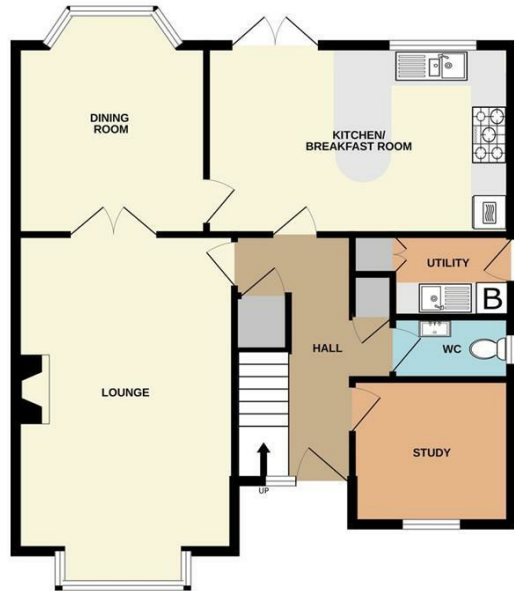
Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold



GROUND FLOOR



1ST FLOOR



8 LARKSPUR AVENUE, HEALING, DN41 7JD

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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