

Buy. Sell. Rent. Let.

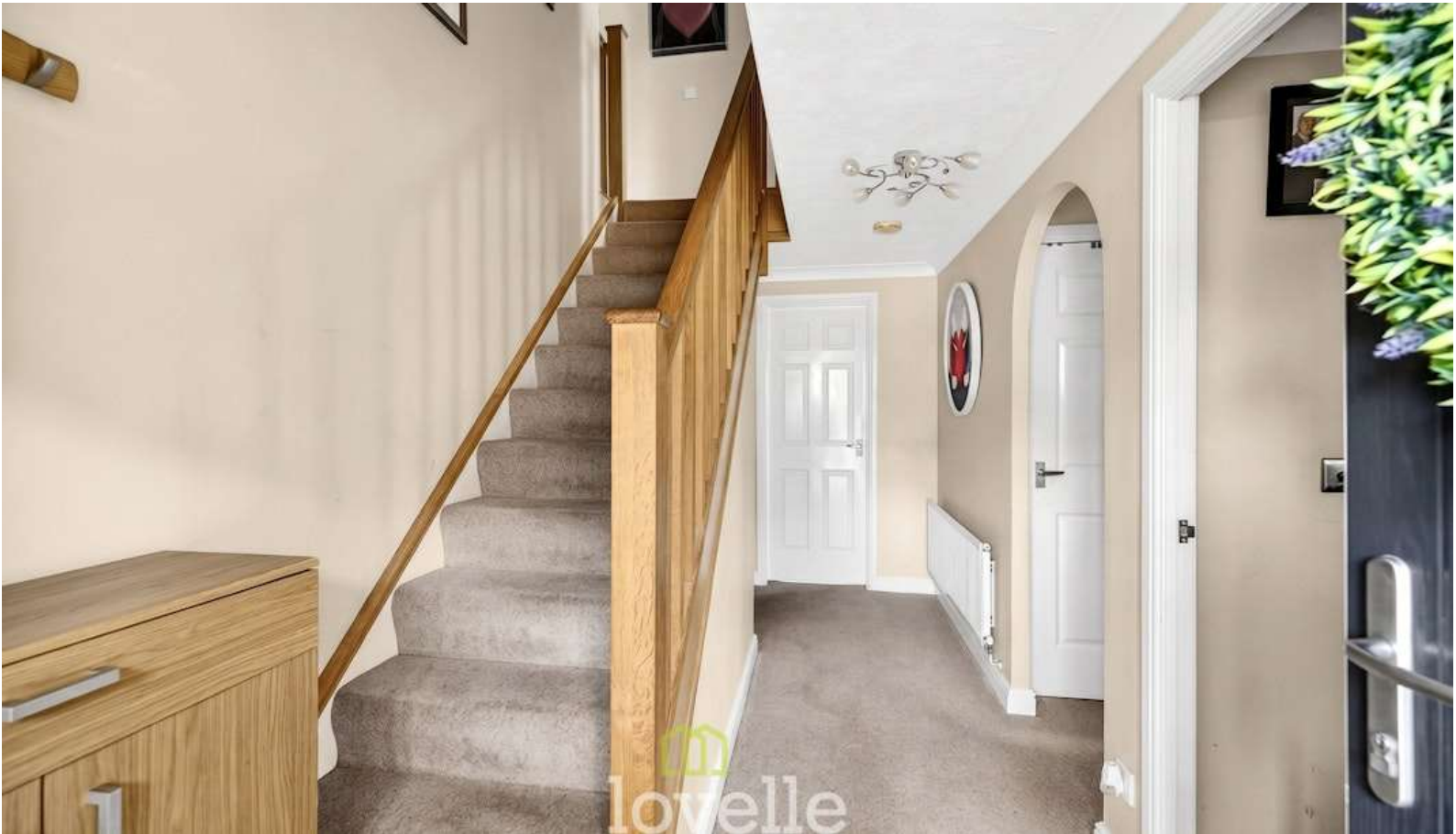


Larkspur Avenue, Healing



When it comes to
property it must be


lovelle



£375,000



An immaculate four-bedroom, three-bathroom detached family home in the sought-after village of Healing, featuring three reception rooms, a modern open-plan kitchen, double garage, landscaped low-maintenance garden and fully equipped garden office, with convenient access to village amenities and transport links.

Key Features

- Immaculate four-bedroom detached family home
- Two en-suite bedrooms with wardrobes
- Air conditioning to multiple bedrooms
- Landscaped low-maintenance rear garden
- Fully insulated garden office with wired Wi-Fi
- Driveway and double garage
- EPC rating C
- Tenure: Freehold





Lovelle offer to market this immaculate four-bedroom detached house in the sought-after village of Healing, near Grimsby. Providing three reception rooms, three bathrooms and a thoughtfully landscaped rear garden with garden office, it presents a well-planned layout suited to family living.

On arrival, a driveway leads to a double garage, providing ample off-road parking and useful storage, the garage is thoughtfully converted for use as a hobby room or gym, equally it could be reverted back for garage use. Entry is into a welcoming and spacious hallway, setting the tone for the rest of the property. From here, there is access to a cloakroom with WC and sink, ideal for guests and day-to-day convenience.

The main lounge is a spacious and well-presented reception room, featuring a focal fire that creates a comfortable setting for everyday relaxation. A separate formal dining room offers space for family meals or entertaining and can also serve as an alternative sitting room if preferred. This room benefits from a bay window, drawing in natural light. Completing the reception space is a dedicated study, providing a quiet area for home working or homework.

The heart of the home is the kitchen, fitted with modern units and an island that offers additional preparation and informal dining space. The kitchen includes a dedicated dining area arranged in an open-plan style, creating a sociable environment. Doors open directly onto the garden, connecting indoor and outdoor areas in warmer months. Appliances and fittings include a wine cooler, dishwasher, oven, combi microwave and a 5-ring gas hob with extractor hood, all supported by a practical utility room to keep laundry and household tasks separate from the main living space.

Upstairs, the property offers four double bedrooms. The principal bedroom features an en-suite bathroom with rainfall shower, WC and sink with vanity, along with built-in wardrobes and air conditioning. The second double bedroom also benefits from an en-suite shower room with WC and vanity unit, as well as built-in wardrobes and air conditioning. The third bedroom is another double with built-in wardrobes and air conditioning. The fourth double bedroom includes built-in wardrobes, offering generous storage. A family

bathroom serves the remaining bedrooms and is fitted with a shower over the bath, WC and sink with vanity unit.

The rear garden has been landscaped for ease of maintenance, incorporating patio areas and artificial grass that provide usable outdoor space with minimal upkeep. A notable feature is the garden room/cabin, currently used as a garden office. It is fully insulated and fitted with wired-in Wi-Fi, power and lighting, making it suitable for a range of uses such as a home office, hobby room or additional seating area.

The property is equipped with central heating and double glazing, alongside added security and comfort features including CCTV, an alarm system and air conditioning to several rooms.

Healing is well regarded for its village setting and community feel. The village offers access to nearby schools, making it a practical choice for families. There are local walking and cycling routes in and around Healing, as well as links to the wider Lincolnshire countryside and the amenities of Grimsby and Cleethorpes.

Public transport links are available via Healing railway station, which provides connections towards Grimsby and onward services. Road links give straightforward access to the A180, which leads towards Grimsby, Immingham and the Humber Bridge for travel to Hull and beyond. These connections support commuting and access to regional employment centres, shopping and leisure facilities.

In summary, this four-bedroom detached house for sale in Healing combines an immaculate interior with three reception rooms, three bathrooms, a landscaped low-maintenance garden and a fully equipped garden office, supported by village amenities and practical transport links.





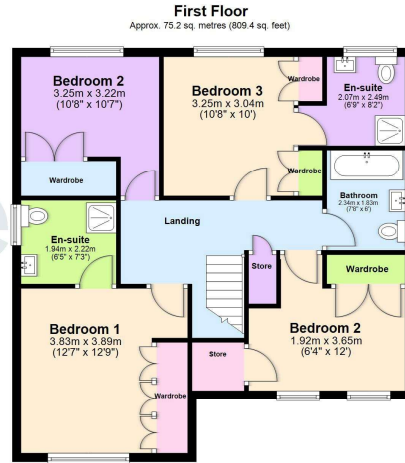
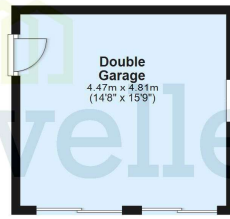
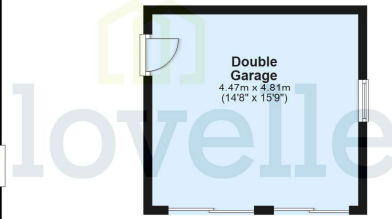
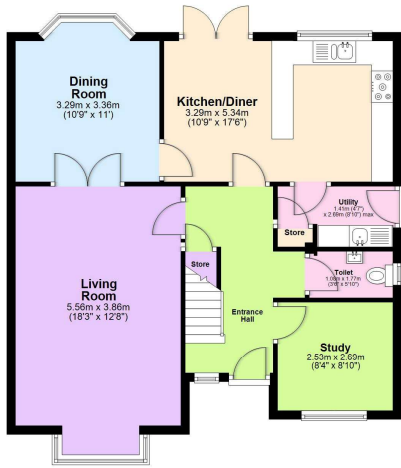
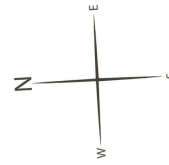
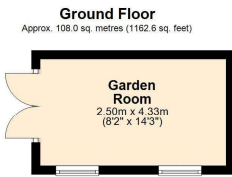
Disclaimer

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 and broadband

It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.





Total area: approx. 183.2 sq. metres (1972.0 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.



When it comes to **property**
it must be

lovelle

01472 251918

grimsby@lovelle.co.uk

