

Buy. Sell. Rent. Let.

lovelle



Nooking Lane, Aylesby



5



2



1

When it comes to
property it must be

lovelle



£449,950



This distinguished five-bedroom detached family home boasts spacious, light-filled interiors, a wraparound private garden, double garage, and direct access to picturesque countryside—all set in a tranquil, historic village on the edge of town.

Key Features

- UPVC Double Glazing
- Oil Fired Heating
- Private Garden & Drive
- Double Garage
- Mock Tudor Style Detached House
- 5 Generous Bedrooms
- EPC rating E
- Tenure: Freehold





*****NO CHAIN***** A rare opportunity has arisen to acquire this distinguished five-bedroom detached house, quietly positioned on the outskirts of town in a tranquil village setting. Surrounded by picturesque green spaces and steeped in historical charm, this beautiful family home enjoys immediate access to scenic walking and cycling routes, excellent local schooling, vast range of amenities from both the neighbouring village of Laceby and Grimsby Town centre which is just a short commute away. All of this making it ideal for families seeking both convenience and a peaceful environment.

Upon approach, the property impresses with a private drive offering ample space for multiple vehicles and a double garage, ensuring practicality and security. The inviting private garden wraps around the rear, providing the perfect retreat for outdoor entertaining or quiet relaxation amidst mature landscaping.

Stepping inside, the interior is spacious and bright, thoughtfully enhanced with traditional features, UPVC double glazing, and oil-fired heating throughout. The open-plan reception room is truly remarkable, bathed in natural light from a bay window and large sliding doors that open directly onto the garden. A gas fireplace acts as a central focal point, while the generous proportions of the room allow for flexible living arrangements.

The well-appointed kitchen has been designed for family life and entertaining. Boasting an expansive layout with dining space, it features contemporary high quality marble effect worktops, an abundance of countertop area, a built-in oven and hob, and integrated fridge/freezer. The kitchen seamlessly connects to the garden via patio doors, creating a harmonious indoor-outdoor flow ideal for summer gatherings. There is also access to a utility room for convenience.

Upstairs, five bedrooms await, each thoughtfully arranged to provide privacy and comfort. The master bedroom is exceptionally spacious, offering the luxury of an ensuite with shower, vanity sink, WC, heated towel rail, and access to walk-in wardrobes—creating a truly indulgent retreat. Bedrooms two and three are large double rooms, one benefitting from built-in wardrobes; bedroom four accommodates a further double, and bedroom five is a well-sized single making the space versatile for family needs, guests, or a home office.

The main bathroom offers a corner bath with shower and an elegant marble vanity sink. Convenience is further enhanced by separate upstairs and downstairs WCs, each with sinks, perfect for busy households.

This superb property also features an advanced alarm system for added peace of mind. Situated within a sought after and quiet location, abundant with historical and natural interest, this home perfectly balances space, style, and comfort for discerning families. Viewing is highly recommended to fully appreciate the lifestyle on offer.

Measurements

Kitchen/diner 5.50m x 6.43m
 Reception room 4.12m x 9.34m
 Utility 1.86m x 2.88m
 Bedroom 1 5.50m x 4.90m
 Ensuite 2.55m x 2.74m
 Bedroom 2 4.81m x 3.96m
 Bedroom 3 4.37m x 4.78m
 Bedroom 4 3.16m x 4.44m
 Bedroom 5 2.78m x 2.71m
 Bathroom 2.84m x 2.72m
 Upstairs WC 1.04m X 1.90m
 Downstairs WC 1.63m x 0.81m
 Garage 5.48m x 5.47m

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.

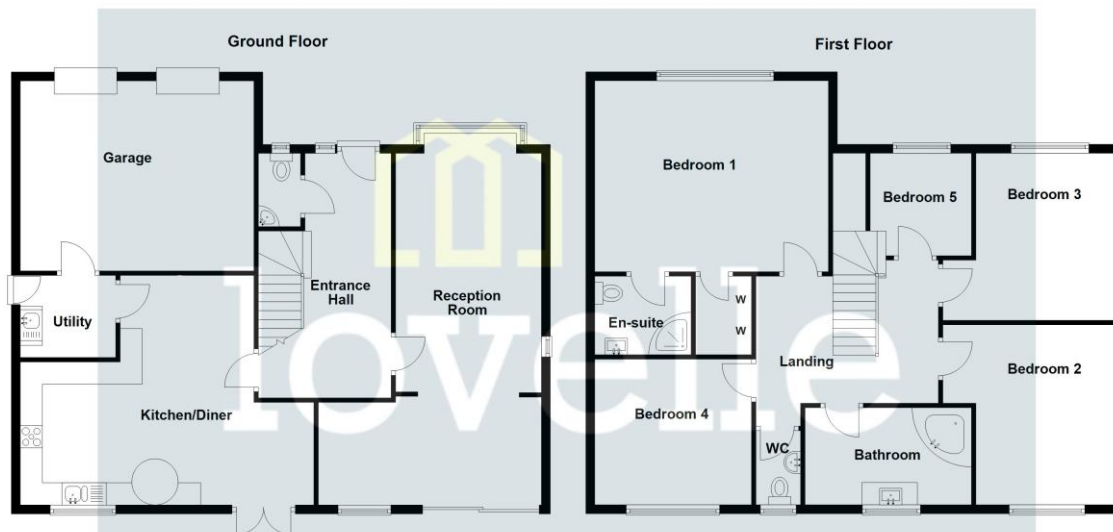
Mobile & Broadband

It is advised that prospective purchasers visit [checker. Ofcom. org. uk](http://checker.ofcom.org.uk) to review available Wi-Fi speeds and mobile connectivity at the property.

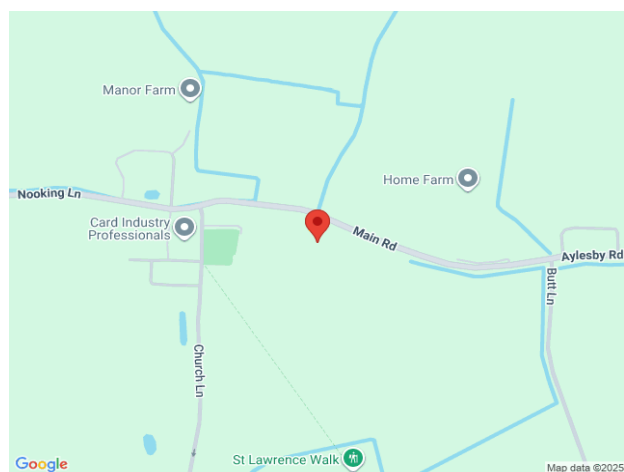








Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate; the plans are not to be relied upon and are to be used for illustrative purposes only.
Plan produced using PlanUp.



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

lovelle

01472 251918

grimsby@lovelle.co.uk

