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Gervase Holles Way, Grimsby

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When it comes to  
property it must be

 **lovelle**



£194,950



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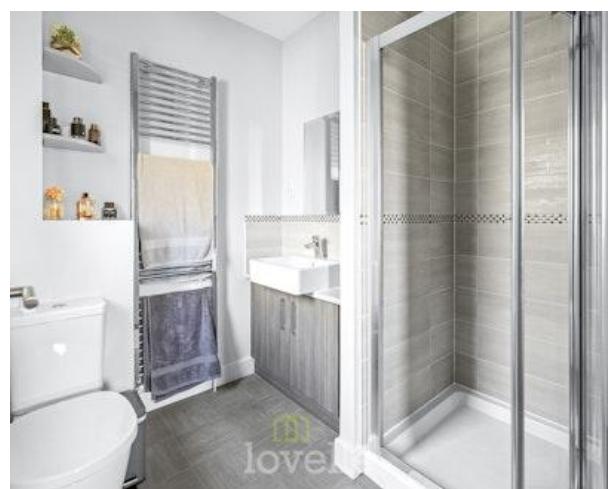
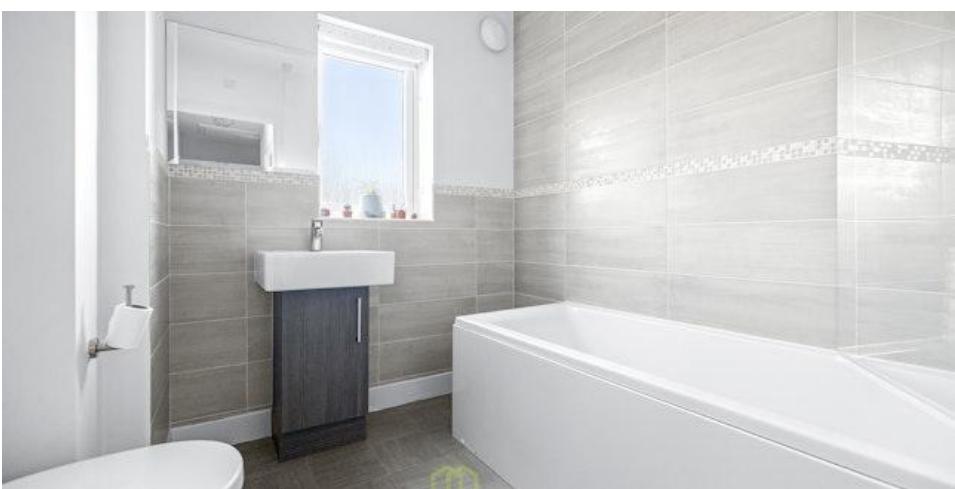
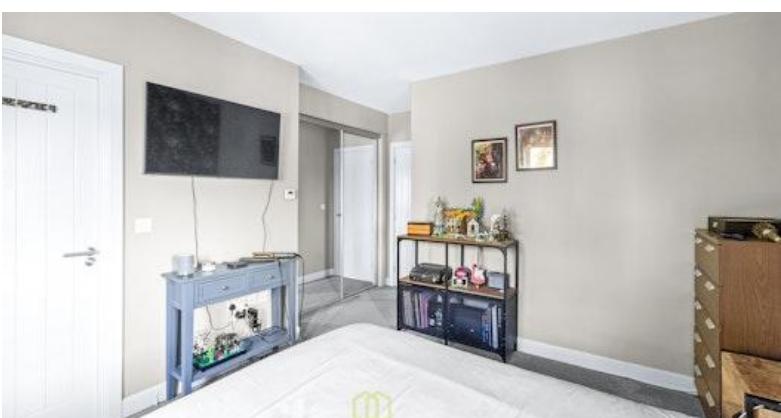


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This immaculate three-bedroom semi-detached house, ideally located near schools, transport links, and local amenities, features spacious modern interiors, a private garden, two stylish bathrooms (including a master en-suite), and allocated off-road parking—making it a perfect home for families and first-time buyers.

#### Key Features

- Semi-detached house
- Popular residential location
- Generous plot & off-road parking
- Three bedrooms & two bathrooms
- Lounge & kitchen/diner
- uPVC DG & GCH
- EPC rating B
- Tenure: Freehold





**\*\* NO CHAIN \*\***

Presenting an immaculate three-bedroom semi-detached house, now available for sale and perfectly suited to first-time buyers and families alike. Tucked away in a popular location, this beautifully maintained property offers both privacy and convenience, with direct access to public transport links, nearby schools, and local amenities.

On entering the home, you are welcomed into a spacious and welcoming hallway with a convenient cloakroom under the stairs. The lounge featuring dual aspect windows, ensures the space is filled with natural light throughout the day. This inviting reception room provides the perfect setting for relaxation and entertaining guests.

The modern open-plan kitchen and dining area is thoughtfully designed with contemporary units and offers ample space for family dining. French doors lead out onto the generous private garden, seamlessly blending indoor and outdoor living. The kitchen is fully appointed with an oven and gas hob, plumbing for a washer and dishwasher, making it both practical and stylish for daily living.

The property comprises three well-proportioned bedrooms. The principal bedroom is a comfortable double, benefiting from built-in wardrobes and a private en-suite bathroom for added convenience. The second bedroom is also a double with built-in storage, while the third is a spacious single bedroom, ideal for a child or home office and has built-in wardrobes.

There are two beautifully finished bathrooms within the property. The main family bathroom is stunning, complete with a shower over the bath, sink, WC, and towel radiator. The second bathroom serves the master bedroom and offers a walk-in shower cubicle, sink, WC, and towel radiator, providing excellent flexibility for busy households.

Additional features include uPVC double glazing and efficient gas central heating throughout, ensuring year-round comfort and energy efficiency. Allocated off-road parking adds yet another layer of practicality to this stylish home.

Set within a sought-after area, this property offers an exceptional lifestyle opportunity, perfect for those seeking a blend of modern living and convenience. Internal viewing is highly recommended to truly appreciate all that this exceptional home has to offer.

## 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](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.

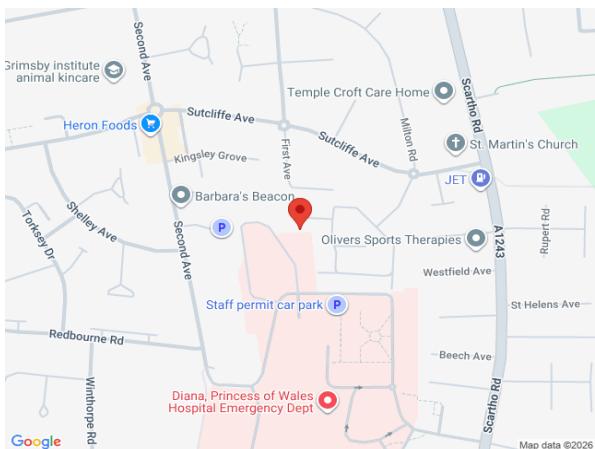




Total area: approx. 92.1 sq. metres (991.6 sq. feet)

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.



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