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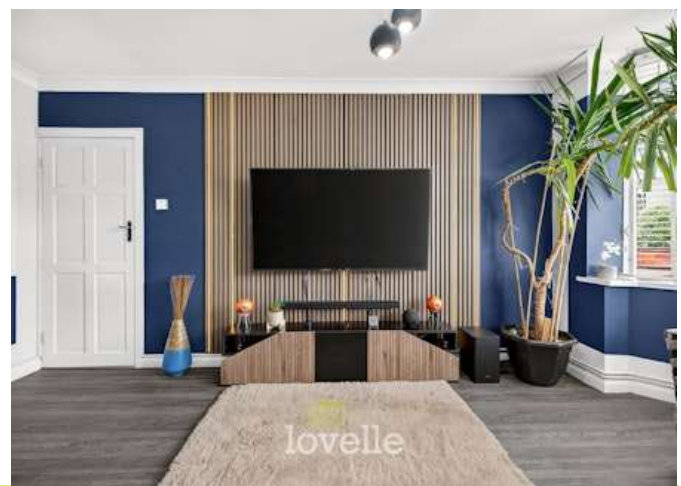
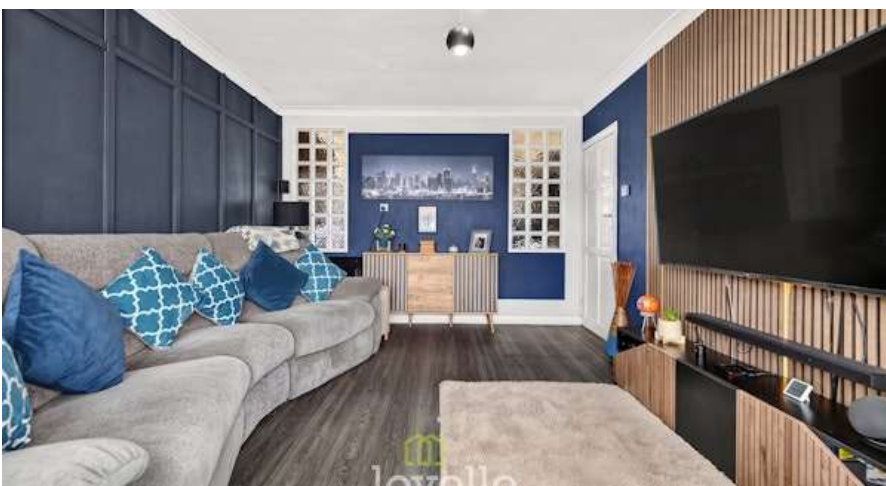


Roundway, Grimsby



When it comes to  
property it must be

  
**lovelle**



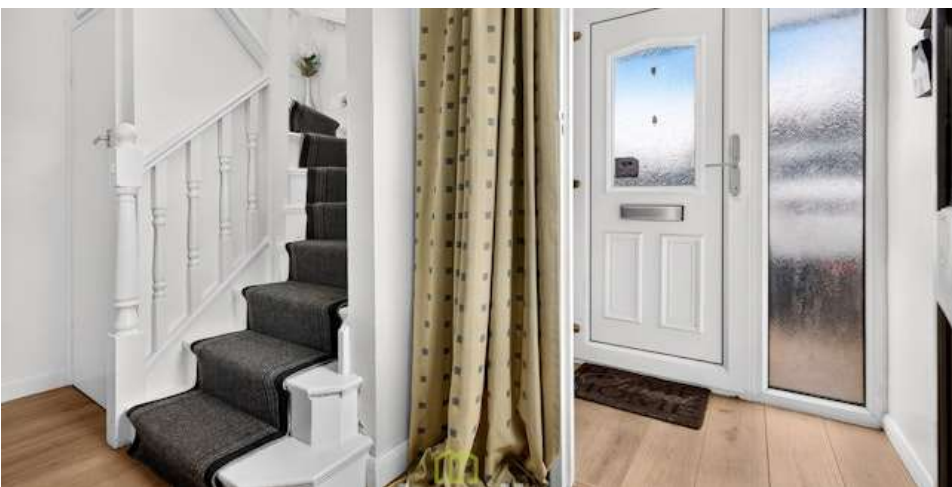
**£225,000**



A modern three-bedroom semi-detached house for sale in a popular area of Grimsby, featuring an open-plan kitchen/living/dining space, separate bay-fronted lounge, two stylish bathrooms, driveway and garage, plus an entertainment-focused corner-plot garden with patio, decking, bar and hot tub area, ideal for first-time buyers and families.

### Key Features

- Semi-Detached House
- Three Bedrooms & Two Bathrooms
- Driveway & Garage
- Popular Town Centre Location
- uPVC DG & GCH
- Landscaped Garden
- EPC rating D
- Tenure: Freehold





Lovelle offer to market this three-bedroom semi-detached house in a popular residential area of Grimsby, occupying a corner plot with driveway and garage. The property is presented in immaculate condition and has been thoughtfully reconfigured from an original four-bedroom layout to provide generous living space and a high-quality second bathroom.

A welcoming entrance hall with return staircase leads to the main ground floor accommodation. To the front, there is a separate lounge featuring a bay window and a feature panelled wall, providing a distinct reception space ideal for relaxation or quieter use away from the open plan living area.

To the rear, the property opens into an impressive open-plan kitchen, living and dining room. The kitchen area is fitted with modern units and includes a kitchen island, oven with 5-ring gas hob, sink and plumbing for a washing machine. The space flows into the living/dining area, which features a focal fire and French doors opening directly onto the garden, creating a sociable layout well suited to day-to-day family living and entertaining.

Upstairs, there are three bedrooms. Two are double bedrooms, each with built-in wardrobes providing practical storage. The third bedroom is currently used as a dressing room, offering flexible use depending on individual needs. The main bathroom includes a roll-top bath, sink, and WC. A further shower room, created from the former fourth bedroom, offers a spa-style walk-in shower with aqua-panelled walls, enhancing the property with a second well-appointed bathroom.

The garden is a particular feature, with patio and decked areas providing defined zones for outdoor dining and seating. There is also a bar and a hot tub area, maximising the use of the corner plot for leisure and entertaining. The property benefits from uPVC double glazing and gas central heating, with a new boiler installed in 2026.

The location provides access to local amenities, nearby schools and walking routes, supporting everyday family life. Grimsby town centre offers a range of shops, services and supermarkets, along with cafes and restaurants. Public transport links connect Grimsby to Cleethorpes and surrounding towns by bus, and Grimsby's rail connections provide routes towards regional hubs including Lincoln and beyond.

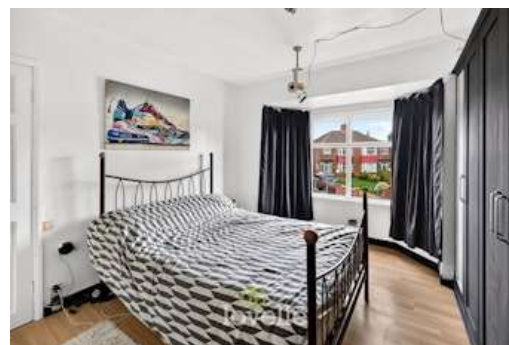
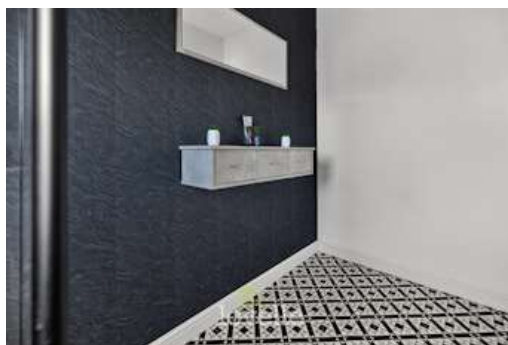
This semi-detached three-bedroom house, for sale and suited to first-time buyers and families, combines modern open-plan living with multiple reception rooms, two bathrooms, driveway, garage and well-designed outdoor space in a popular part of Grimsby.

## Disclaimer

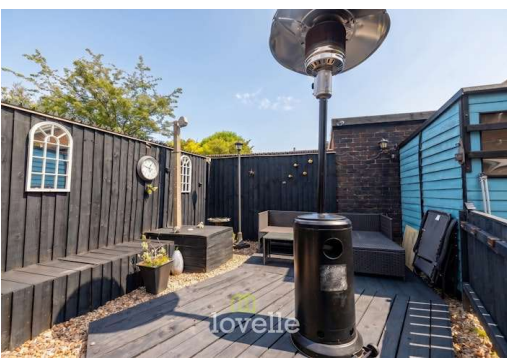
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.

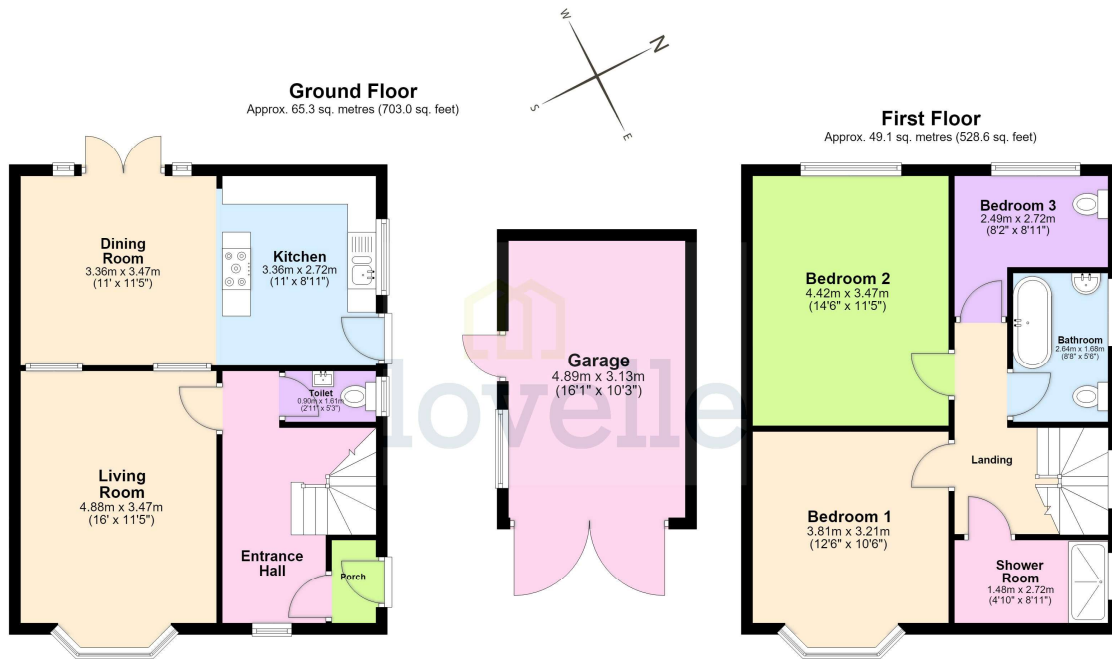
## Mobile and broadband

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. 114.4 sq. metres (1231.6 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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