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Bramley Close, Spingfield Park, Grimsby



When it comes to
property it must be


lovelle



£309,950



Immaculate 2023-built four-bedroom detached family home in popular Springfield Park, Grimsby, offering modern open-plan living with a converted garage utility, principal en-suite bedroom, landscaped garden, EV charger and driveway, all within easy reach of schools, amenities, green spaces and transport links.

Key Features

- Detached House
- Four Bedrooms
- Immaculately Presented With Upgrades Throughout
- Drive & Garage, EV Charger
- Landscaped Garden
- Popular Location
- EPC rating B
- Tenure: Freehold





Lovelle offer to market this immaculate four-bedroom detached house in the popular residential area of Springfield Park. Built in 2023, the property provides well-planned accommodation suited to families and first-time buyers seeking a modern home close to amenities, schools and transport links.

A welcoming hallway, featuring herringbone LVT flooring, sets the tone for the ground floor and includes access to a cloakroom under the stairs with WC and sink. There is also direct access to a practical utility room created from part of the converted garage. The flooring continues through to the open-plan kitchen/diner, which forms the hub of the house. This space is fitted with modern units and worktops, integrated dishwasher and sink.

From the kitchen, doors open into a family room/sun room with further doors leading directly out to the landscaped rear garden, providing a pleasant outlook and an excellent everyday living space. A separate lounge sits to the front of the property, tastefully decorated and featuring a bay window that brings in natural light.

On the first floor, there are four sizeable bedrooms. The principal bedroom benefits from an en-suite shower room with shower, WC, sink with vanity units, towel radiator and modern suite, as well as built-in wardrobes, panelled walls and shutter blinds. The family bathroom is stylishly tiled and includes a shower over the bath, sink and WC.

Externally, the property offers a driveway, part-converted garage for storage and utility use, an EV charger and a landscaped garden - perfect for entertaining. The house is uPVC double glazed and gas central heated.

Scartho Top is well regarded for its access to ****nearby schools****, local amenities and ****walking routes****, with green spaces and footpaths around the estate. Grimsby's Diana, Princess of Wales Hospital is close by, adding to the area's practical appeal. Scartho village centre and Grimsby town offer a range of shops, cafes and everyday services.

Public transport links are available via local bus routes into ****Grimsby town centre**** and surrounding areas. From ****Grimsby Town railway station****, services run to ****Manchester, Barton-upon-Humber and Newark****, with connections onwards to major UK destinations, making commuting feasible for a range of needs.

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.

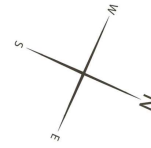
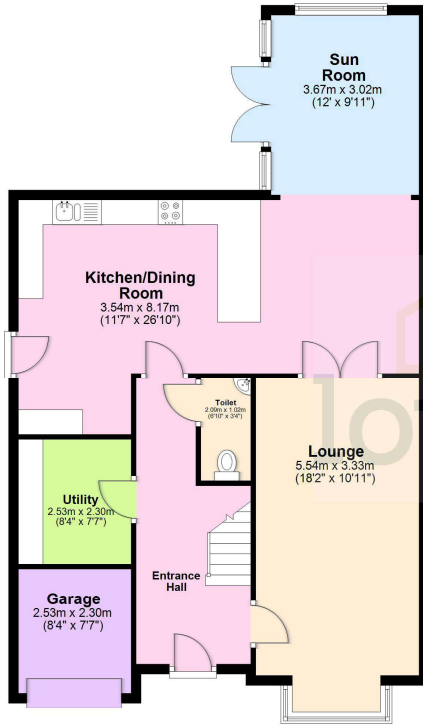
Mobile and broadband

It is advised that prospective purchasers visit [checker.ofcom.org.uk](https://www.ofcom.gov.uk) in order to review available wifi speeds and mobile connectivity at the property.



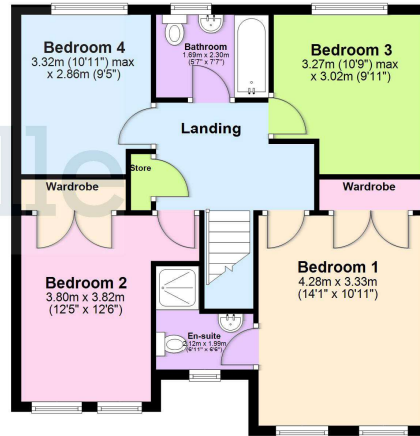
Ground Floor

Approx. 89.8 sq. metres (966.7 sq. feet)



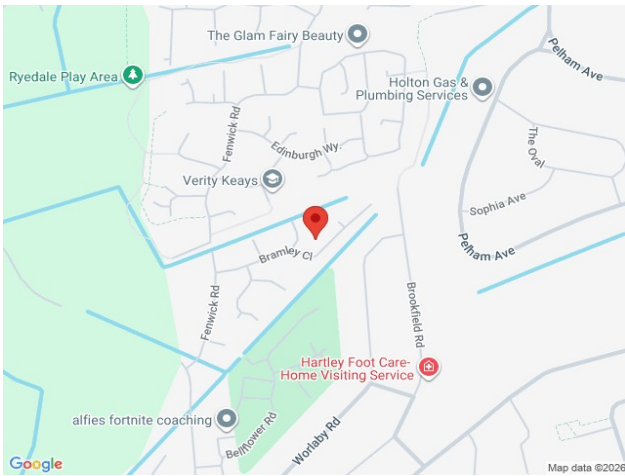
First Floor

Approx. 64.8 sq. metres (698.0 sq. feet)



Total area: approx. 154.7 sq. metres (1664.7 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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