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Wisteria Drive, Healing



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property it must be


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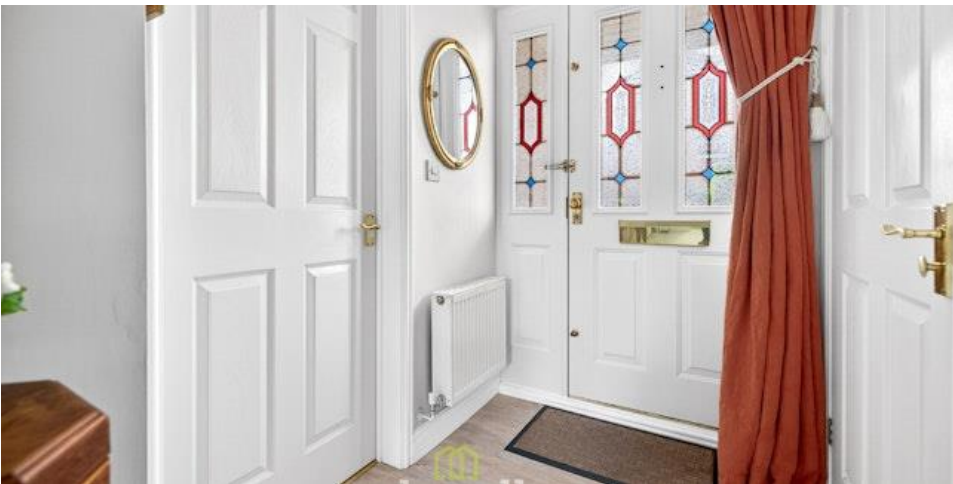
£295,000



A spacious and well-presented four-bedroom detached family home for sale in the sought-after village of Healing, offering three reception rooms, modern dining kitchen, en-suite to main bedroom, beautifully stocked gardens with summer house and greenhouse, driveway with garage and EV charging, and convenient access to reputable schools, transport links and local amenities.

Key Features

- Four Bedroom Detached House
- Spacious Accommodation
- Modern Kitchen & Two Bathrooms
- Three Reception Areas
- Driveway, Garage & EV Charging
- Desirable Village Location
- EPC rating C
- Tenure: Freehold





This immaculate four-bedroom detached house is offered to market in the sought-after village of Healing. Providing generous and well-planned accommodation with three reception rooms, a modern kitchen and beautifully stocked gardens, it is particularly well suited to families looking for a spacious long-term home.

On arrival, a driveway provides off-street parking and leads to the integral garage, which includes a vehicle access door and a personal door from the kitchen. The garage houses the boiler and plumbing for a washing machine, and there is also an EV charging point, adding convenience for electric vehicle owners.

A welcoming entrance hall sets the tone for the property and gives access to a cloakroom fitted with wc and sink. The principal living room is a comfortable reception space featuring oak flooring and a gas fire as a focal point. The oak flooring continues seamlessly into the adjoining sun room, helping to link the spaces and enhance the sense of flow. The sun room is a standout feature, with a vaulted ceiling and dual-aspect windows that frame attractive views over the rear garden. From here, doors open directly onto the garden, creating a strong connection between inside and out and an ideal spot to sit and watch the many birds attracted by the surrounding trees and planting.

A third reception room functions well as a study or snug, offering valuable flexibility. It can serve as a home office, playroom, or quieter retreat away from the main living areas.

The kitchen is fitted with modern units and provides space for a dining table, creating an informal eating area at the heart of the home. Integrated and fitted appliances include a slimline dishwasher, fridge, microwave, oven and hob. A door from the kitchen accesses the garage, giving a practical route for bringing in shopping and reaching the laundry area.

Upstairs, the property offers four bedrooms. The main bedroom is a sizable double room with its own en-suite shower room, fitted with a rainfall shower, wc and sink with vanity storage. The second and third bedrooms are also doubles, while the fourth bedroom is of generous proportions, making it suitable as a bedroom, guest room or additional study space if required.

The family bathroom is finished with modern tiling and incorporates a rainfall shower over the bath, along with a sink set within a vanity unit and a wc. Together with the en-suite, this provides well-balanced facilities for a family household.

The rear garden is a notable feature of this property. It is well stocked with an array of plants and shrubs, with lawned areas and multiple seating spots from which to enjoy the surroundings. A summer house and greenhouse further enhance the space for relaxation and gardening enthusiasts. Mature trees around the garden encourage wildlife and birdlife,

creating a peaceful backdrop.

The house benefits from uPVC double glazing and gas central heating, contributing to comfort and energy efficiency.

Healing is a well-regarded village to the west of Grimsby, known for its community feel and access to ****nearby schools****, including the highly regarded Healing School and Healing Academy. Local amenities can be found within the village and in nearby Stallingborough and Grimsby, including supermarkets, healthcare facilities and a range of shops and services.

There are good ****public transport links****, with Healing railway station offering services towards Grimsby and onwards to locations such as Cleethorpes and Barton-on-Humber. Journeys into Grimsby can be around 10-15 minutes by train, with connections towards larger centres including Lincoln and Doncaster available from Grimsby and Habrough. Road links are convenient, with access towards the A180 for commuting to Immingham, Grimsby and beyond.

The area is well served by ****green spaces****, walking and cycling routes. The nearby Lincolnshire Wolds Area of Outstanding Natural Beauty is accessible by car for weekend walks, while Cleethorpes seafront is within driving distance for coastal leisure. Locally, there are pleasant village walks and routes suitable for cyclists.

In summary, this generous, light and well-presented detached four-bedroom house for sale in Healing combines practical family accommodation, attractive gardens, off-street parking with garage and EV charging, and convenient access to schools, transport and local amenities.

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.



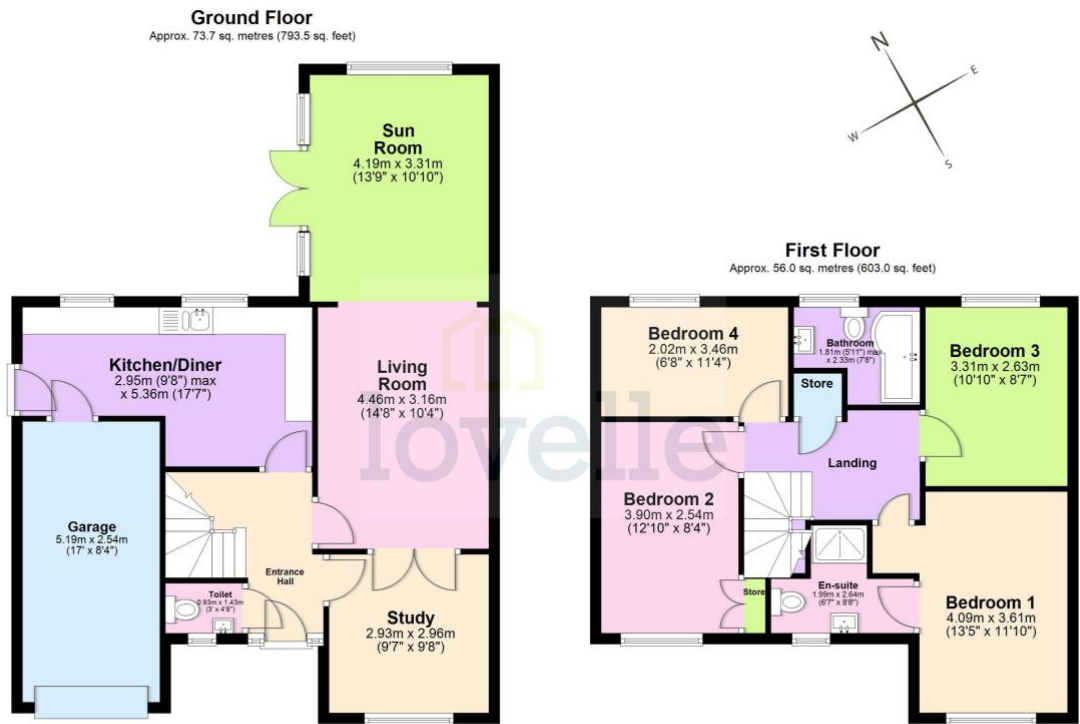


Mobile and broadband

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. 129.7 sq. metres (1396.5 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 physical 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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