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Carlton Road, Healing



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property it must be

  
**lovelle**



£280,000



A chain-free four-bedroom detached house in the sought-after village of Healing near Grimsby, offering a flexible family layout with spacious lounge and kitchen-diner, driveway, garage and garden, close to well-regarded schools, amenities and rail links, and with excellent scope for modernisation.

### Key Features

- Detached House
- Versatile Accommodation
- Four Bedrooms
- Modern Kitchen & Bathroom
- Generous Plot, Driveway & Garage
- Sought After village Location
- EPC rating TBC
- Tenure: Freehold





**\*\*NO CHAIN\*\*** Lovelle offer to market this four-bedroom detached house in the desirable village of Healing. The property provides a spacious and versatile layout that will appeal to families, with flexible ground-floor rooms and convenient access to local amenities, schools and transport links.

On the ground floor, a welcoming entrance hall leads to a very spacious lounge featuring dual-aspect windows and a gas fire, creating a comfortable main reception space. Also on the ground floor is a modern shower room with sink and WC, and two further rooms currently used as bedrooms but which could equally serve as additional reception rooms or a home office, depending on requirements.

The modern kitchen diner is a notable feature, fitted with contemporary units and worktops, oven, 5-ring hob, sink and space for both a tumble dryer and washing machine. There is ample room for a dining table, making this an ideal space for family meals. Doors open directly onto the garden, offering an easy connection between indoor and outdoor areas.

Upstairs, the landing gives access to two further bedrooms: a double bedroom and a single bedroom, both positioned on the first floor. An additional WC on this level serves bedrooms 1 and 2, adding useful convenience for family living.

Externally, the house benefits from a driveway and garage, providing off-road parking and storage, together with a pleasant garden that offers outdoor space for relaxation or play. The property is uPVC double glazed and has gas central heating. It currently needs modernising, presenting an opportunity for buyers to update finishes and decor to their own taste.

The house occupies a super location within Healing village, a setting well regarded for its community feel and facilities. Healing is known for its popular schools, including Healing School - A Science Academy and Healing Primary School, which attract families to the area. Local amenities are available within the village and in nearby Grimsby, including supermarkets, shops, healthcare facilities and leisure options.

Public transport links are a key advantage. Healing railway station provides services towards Grimsby and Cleethorpes in one direction and towards Barton-on-Humber and other local destinations in the opposite direction. Typical journey times into Grimsby Town are around 10 minutes, giving straightforward access to a wider range of shopping and employment opportunities, while Cleethorpes and the coast are also reachable by rail. Road links from Healing connect easily to the A180, providing routes towards Hull, Immingham and the national motorway network.

The surrounding area offers a choice of walking routes in and around the village and into the surrounding countryside, making it attractive for those who enjoy time outdoors. Grimsby

and Cleethorpes provide further leisure facilities, parks, seafront walks and cafes, all within a reasonable drive or rail journey.

With no chain, a flexible four-bedroom layout and a position in a sought-after village with nearby schools, public transport and local amenities, this detached house represents a practical family home with scope for modernisation and personalisation.

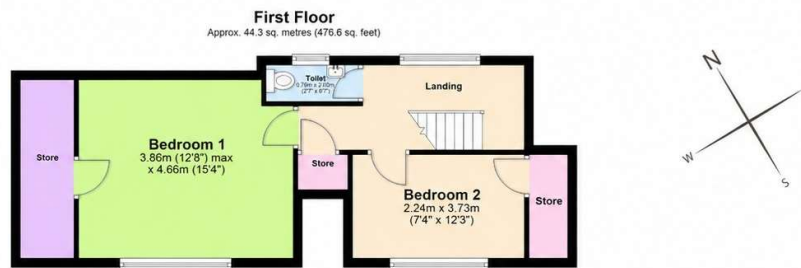
## Disclaimer

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.



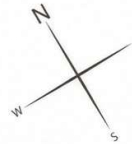






Total area: approx. 142.2 sq. metres (1530.7 sq. feet)

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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