



61 ANDERBY DRIVE

GRIMSBY, DN37 9ET

£230,000
FREEHOLD

A beautifully presented three-bedroom detached family home offering spacious interiors, a stunning landscaped garden with Asian-inspired design, and ample parking with an attached garage – perfect for comfortable family living and entertaining.



WWW.BILTONS.CO.UK
01724 642002

61 ANDERBY DRIVE



DESCRIPTION

A fantastic opportunity to acquire this spacious and beautifully presented three-bedroom detached family home, located in a popular and well-established residential area. This charming property offers generous living space, a unique and beautifully landscaped garden, and excellent kerb appeal, making it an ideal choice for families or anyone seeking comfort, style, and privacy.

Upon entering the property, you are greeted by a welcoming entrance hallway which leads into a large, well-equipped kitchen. The kitchen features a full range of modern units with attractive, complementing worktops, offering plenty of storage and preparation space. It is a highly functional and practical space, designed to meet the needs of everyday family living.

The spacious lounge is flooded with natural light thanks to its dual-aspect windows, creating a bright and relaxing environment. This generous room offers ample space for a variety of furniture layouts, making it perfect for both everyday living and entertaining. Also on the ground floor is a useful downstairs W.C., adding convenience to the living arrangement.

At the rear of the property, the stunning conservatory provides a peaceful retreat and a beautiful connection to the garden. With views over the tranquil outdoor space, it's the ideal spot to unwind throughout the seasons, whether used as a second sitting area, reading room, or relaxation space.

The garden is undoubtedly one of the standout features of this home. Designed with inspiration from Asian landscapes, it offers a serene and stylish outdoor sanctuary. A brick-built pergola creates a perfect area for al fresco dining or hosting gatherings, while a hidden corner of the garden has been cleverly designed

to accommodate a hot tub, providing an added touch of luxury. The sunken lawn area is surrounded by mature shrubs, offering both privacy and a sense of natural beauty, with multiple seating areas throughout the garden for enjoying the surroundings.

Upstairs, the property comprises three well-proportioned bedrooms, each with plenty of natural light and room for furniture and storage. The layout is ideal for a growing family or those needing space for a home office or guest room.

Additional benefits include an attached garage and ample off-road parking for multiple vehicles. The property is ideally located close to a range of local amenities, excellent schools, and convenient transport links, making it well-suited for modern family life.

This unique and spacious home, with its outstanding garden and generous living accommodation, is a rare find. Early viewing is highly recommended to fully appreciate all that this wonderful property has to offer.

ENTRANCE HALLWAY

LOUNGE

DOWNSTAIRS W,C

BREAKFAST KITCHEN

CONSERVATORY

FIRST FLOOR HALLWAY

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

FAMILY BATHROOM

GARAGE & GARDENS

61 ANDERBY DRIVE





61 ANDERBY DRIVE

ADDITIONAL INFORMATION

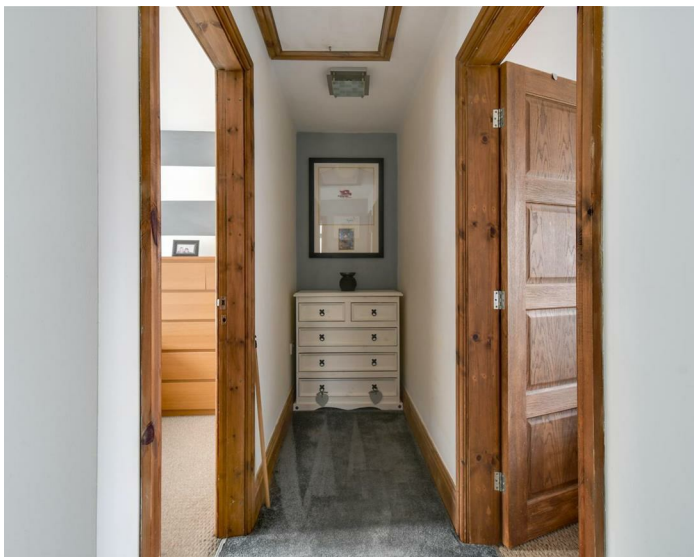
Local Authority –

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 871.88 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

monique@biltons.co.uk

07808163324

<https://biltons.co.uk/>



WWW.BILTONS.CO.UK
01724 642002