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Abbey Road, Grimsby



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property it must be

  
lovelle



**£375,000**



This exceptional five-bedroom Victorian townhouse in Grimsby's sought-after conservation area combines striking period features, spacious modern interiors, and a rare 0.23acre (sts) garden, offering a perfect family retreat with excellent amenities nearby.

### Key Features

- Gas Central Heating
- Majority uPVC Double Glazing, Part Timber Single Glazed
- 5 Bedrooms
- Beautiful Victorian Town House
- Large Private Parking Area & Garage
- Central Location
- EPC rating E
- Tenure: Freehold





**\*\*NO CHAIN\*\*** Lovelle has the pleasure to bring to market this exceptional five-bedroom early Victorian end townhouse having been vastly improved and incredibly well maintained, nestled within a historical conservation area that is highly sought after in the immediate town centre of Grimsby. Boasting a truly rare offering, this property stands out with a uniquely expansive enclosed garden of approximately 0.23 Acre (sts) with parking for several vehicles (rear access), garage and space for additional summerhouses/storage, subject to the relevant planning approvals - the perfect retreat for families who value outdoor space and tranquillity within an urban setting.

Upon arrival, the property's striking Victorian features are immediately apparent, highlighted by original glazing to the front elevation and impressive high ceilings that permeate the home. Step into the welcoming entrance hall, leading to two tastefully decorated and generously proportioned reception rooms, each retaining a traditional fireplace and brimming with character. The front reception room is further enhanced by a grand bay window with beautiful original timber sash windows, flooding the space with natural light.

The open-plan kitchen is a focal point for family life. Bathed in natural light from dual patio doors, it offers seamless views and access to the picturesque rear garden. Modern, spacious, and well-appointed, the kitchen incorporates marble worktops, a dedicated dining area and breakfast bar, quality hob and oven, dishwasher, fridge, and extensive storage options. There is also a practical utility room equipped with a washing machine, tumble dryer, and ample worktop space—ideal for busy households. Additionally, off the utility room you will find a convenient modern cloakroom with a wc and sink.

Upstairs, you will find five bedrooms across three floors, all thoughtfully designed to suit varied family needs. The primary bedroom impresses with its generous double size, twin windows for abundant daylight, space for wardrobes & dressing, and a charming traditional fireplace. Another double bedroom, maximising convenience. The third double bedroom and a versatile single bedroom—perfect as a dressing room or nursery—further add to the accommodation. The spacious loft suite presents as a bright and airy double room, with two lunette (round) windows and wooden flooring.

The stylish bathroom is fitted with a free-standing bath, large sink, contemporary WC, and a separate rain shower for modern comfort.

To the rear, the home provides something rarely found in this location: a substantial, enclosed garden bordered by fruit trees producing apples, pears, and figs. The grounds are beautifully complemented by a timber-framed veranda and an Indian sandstone patio—making an ideal space for relaxing and entertaining. Practicality is ensured with private rear parking, a large garage, and outdoor PIR lighting.

Just moments from excellent local schools, public transport links, green spaces, parks, and amenities, this property truly represents a hearty family home brimming with history, grandeur, and modern convenience. Viewing is highly recommended to fully appreciate all this unique townhouse has to offer.

### 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.





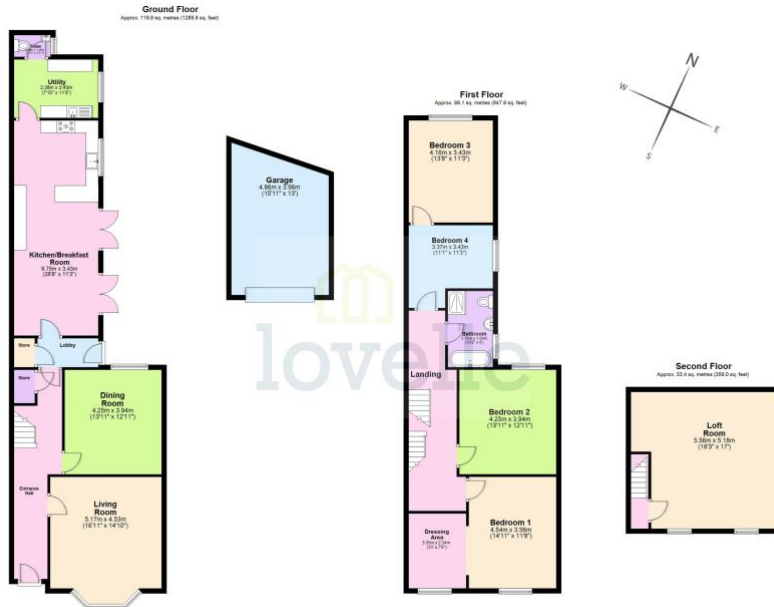
### Mobile & Broadband

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.

### Conservation

The property lies within a conservation area, for further information please contact the selling agent or discuss with your legal representative.





Total area approx. 241.2 sq. metres (2596.6 sq. feet)

The provided floor plan is intended for general informational purposes only and may not accurately represent the exact boundaries, layout or features of the property. The floor plan should not be relied upon for making decisions about purchasing, leasing, or mortgaging 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 other specific information about the property's condition, boundaries, and any other important details.



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