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Welholme Road, Grimsby



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lovelle



£340,000

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An immaculate three-bedroom detached house on a generous 0.17-acre plot (sts) near Grimsby town centre, offering an individual design, versatile family-friendly layout with open-plan kitchen/dining space and ground-floor bedroom/office, large driveway, impressive garden, and convenient access to schools, amenities and transport links.

Key Features

- Immaculate three-bedroom detached house
- Generous 0.17-acre private plot
- Sought-after tree-lined residential location
- Versatile Accommodation
- Large driveway, Benefit of Planning for a garage
- Close to schools and transport links
- EPC rating C
- Tenure: Freehold





Lovelle offer to market this one of a kind three-bedroom detached house occupying a generous 0.17-acre plot (sts) in a sought-after, tree-lined residential area close to Grimsby town centre. The property combines an individual design with a versatile layout, making it well suited to families and those seeking flexible living space within easy reach of local amenities, schools and transport links.

A large driveway to the front provides ample off-road parking and contributes to the property's strong curb appeal. On entering, a welcoming and spacious entrance hall sets the tone for the rest of the home. Oak flooring flows through the hall into the lounge and the ground floor third bedroom, enhancing the sense of continuity and light. Off the hall there is a cloakroom with WC and sink, offering convenience for residents and visitors.

The main lounge is a well-proportioned reception room, featuring a large arched window with privacy glazing which provides a stunning outlook and allows natural light to flood the space. A feature fire forms a natural focal point, creating an inviting area for everyday living and relaxation. The second reception room functions as a dining room/sun room, arranged open plan from the kitchen. This space is ideal for family meals and informal entertaining, with doors opening directly to the garden, further reinforcing the connection between the house and its outdoor setting.

The kitchen has been designed with both practicality and impact in mind, offering a real wow factor. It is fitted with modern units and attractive woodblock worktops, with space for a range-style oven and plumbing in place for a dishwasher. The open-plan dining area makes this a sociable hub of the home, while an adjoining utility room provides useful additional storage and laundry facilities, helping to keep the main kitchen area uncluttered.

Bedroom accommodation is arranged to support flexible living. The principal bedroom is a large double and enjoys an en-suite shower room with shower, WC and sink, offering privacy and convenience. The second bedroom is another large double. The third bedroom is located on the ground floor and is currently used as a study, with sleeping provisions including a raised built-in bed. This bedroom/office/snug, finished with oak flooring, lends itself well to home working, a guest room or a multi-purpose family space.

The main family bathroom is fitted with modern tiles and includes a bath with shower over, sink and WC, serving the additional bedrooms and visitors. Together with the ground floor cloakroom and the en-suite to bedroom one, the property provides well-planned and practical washing and grooming facilities for a busy household.

The house is double glazed and benefits from gas central heating, with a new boiler installed in 2026. Most windows enjoy a particularly attractive outlook, and the light, bright feel is a consistent feature throughout the property. Externally, the generous plot includes a stunning garden which will appeal to those who value outdoor space for relaxation, play or gardening. Planning has been previously agreed for the erection of a garage, offering scope for future enhancement if desired.

The location places the property within convenient reach of Grimsby town centre, with its range of shops, supermarkets, cafes and everyday services. The area is well served by nearby schools, making it a practical choice for families. Local walking routes provide opportunities to enjoy nearby green spaces such as Peoples Park and established residential streets.

Public transport links are readily accessible. Grimsby Town railway station is within easy reach by car, bus or on foot, providing services towards Cleethorpes, Manchester and other regional centres. This offers practical commuting options and connections for leisure travel. Bus routes in the wider area further support access to

the town centre, surrounding neighbourhoods and nearby coastal locations.

In summary, this immaculate three-bedroom detached house for sale offers an individual design, versatile layout and a generous plot with a large driveway and impressive garden, all in a central and well-regarded part of Grimsby. It is particularly well suited to families seeking a light, flexible home close to schools, amenities and public transport.

Former planning permission to erect a detached garage

To view, please visit North East Lincolnshire Councils planning portal and search using reference DM/0133/19/FUL

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.

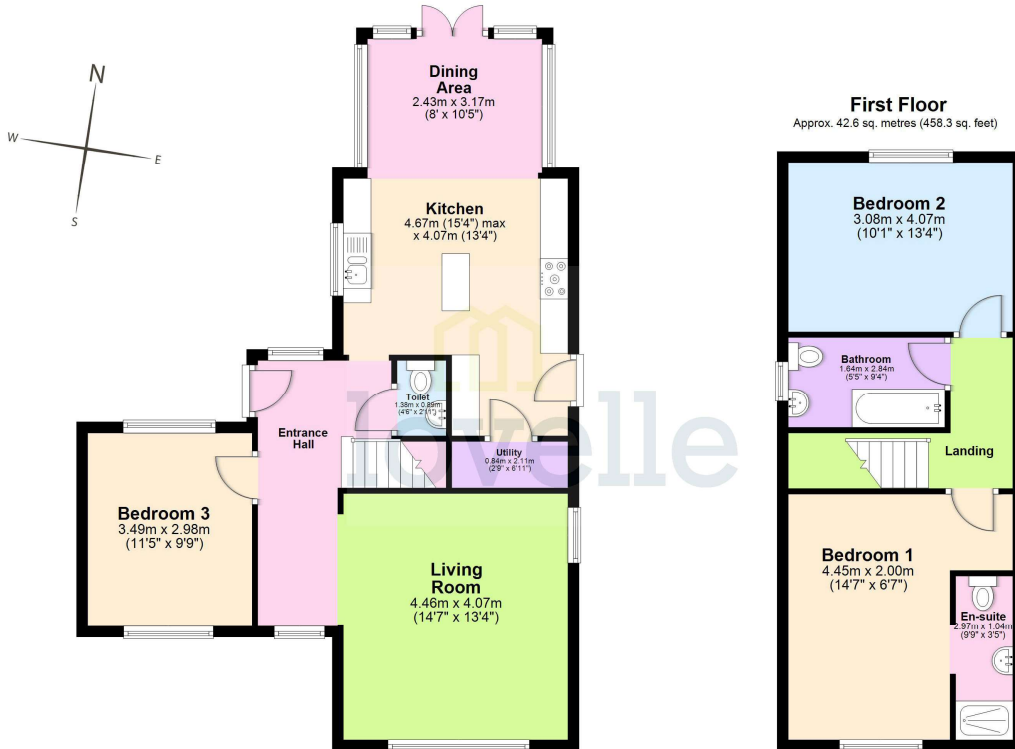






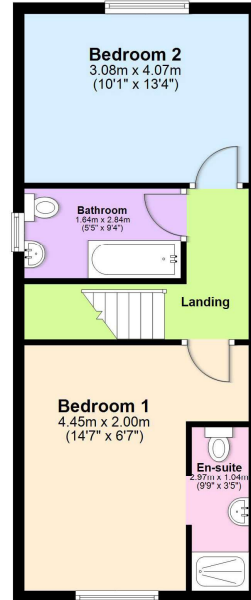
Ground Floor

Approx. 67.6 sq. metres (727.6 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.3 sq. feet)



Total area: approx. 110.2 sq. metres (1186.0 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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