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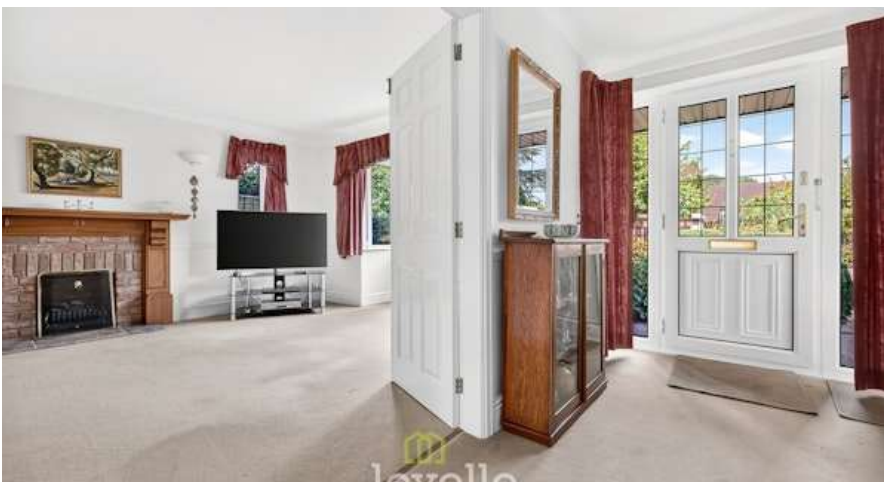


Augusta Oaks, Grimsby



When it comes to
property it must be


lovelle



£350,000



Immaculate four-bedroom detached family home for sale in a quiet town-centre cul-de-sac in Grimsby, offering three reception rooms including conservatory, modern kitchen with utility, principal bedroom with en-suite, double garage with driveway parking, and a private enclosed rear garden close to schools, amenities and transport links, and available with no chain.

Key Features

- Executive detached house
- Popular town centre location
- Substantial property
- uPVC double glazed, GCH
- Four bedrooms & Two bathrooms
- Double garage & driveway
- EPC rating C
- Tenure: Freehold





****NO CHAIN**** Lovelle offer to market this immaculate four-bedroom detached house in a quiet a cul-de-sac position within a sought-after town centre area of Grimsby. The property is particularly suited to families, benefitting from generous living space, modern fittings and convenient access to local amenities, schools and public transport.

On arrival, a driveway provides off-street parking for multiple cars and leads to a double garage with an electric door. The house is uPVC double glazed, gas central heated and alarmed. To the rear, there is a pleasant private garden, offering an enclosed outdoor space for relaxation and family use.

A spacious, welcoming entrance hall gives an immediate sense of the scale of the accommodation. Just off the hall is a cloakroom fitted with WC and sink, providing a practical ground floor facility. There are three reception rooms, offering flexible living and entertaining options.

The main lounge is a spacious reception room with a bay window, creating a bright and comfortable living area. A separate dining room provides an ideal setting for family meals or more formal dining and features sliding doors opening directly onto the garden, linking indoor and outdoor space. To the rear, a conservatory provides a further reception area, accessed from the kitchen/diner, with doors leading out to the garden.

The kitchen is fitted with modern units and worktops, incorporating a sink, oven and hob, and a dishwasher. There is an open-plan dining area within the kitchen, creating a sociable hub for day-to-day family life. A utility room offers additional space for laundry and household appliances, helping to keep the main kitchen area clear and organised.

Upstairs, there are four double bedrooms. The principal bedroom features built-in wardrobes and an en-suite shower room, equipped with a walk-in shower, bidet, WC and sink. The second bedroom also benefits from built-in wardrobes, providing ample storage. Bedrooms three and four are both sizable, suitable for children, guests or use as a home office. The family bathroom serves the remaining bedrooms and includes a bath with shower

over, sink and WC.

The location offers a balance of town centre convenience and residential tranquillity. Local shops, supermarkets and other amenities are within easy reach, while nearby parks and walking routes provide opportunities for leisure and exercise. Families will appreciate the choice of nearby schools in the Grimsby area, catering for a range of ages.

Public transport links are accessible, with Grimsby Town railway station providing services to destinations such as Cleethorpes, Barton-on-Humber and onward connections to regional hubs including Manchester and Sheffield via interchange. Typical journey times to Cleethorpes by train are around 10 minutes, making the coast easily reachable for day trips. Local bus routes also serve the surrounding neighbourhoods and town centre.

With no chain, generous accommodation, a double garage and private garden, this detached four-bedroom house presents a well-appointed family home in a convenient Grimsby location.





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. 206.8 sq. metres (2225.7 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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