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## The Cresta, Grimsby



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property it must be

  
**lovelle**



£275,000



An immaculate, fully refurbished three-bedroom detached house in a popular Grimsby residential area, featuring a modern open-plan kitchen/dining area with conservatory, air conditioning, three double bedrooms, generous gardens, driveway parking with garage/workshop, and convenient access to local schools, amenities and transport links, offered for sale with no chain.

#### Key Features

- Detached House
- Immaculate Turn Key Property
- Open Plan Kitchen / Diner
- Refurbished Throughout
- Three Double Bedrooms
- Stunning Bathroom
- EPC rating C
- Tenure: Freehold





Lovelle offer to market this three-bedroom detached in immaculate condition, set on a generous plot in a popular residential area of Grimsby. The property has been fully refurbished within the last three years, including a new roof, rewiring and replumbing, and benefits from gas central heating and uPVC double glazing throughout. It also features air conditioning to the landing and the open-plan kitchen area, adding to day-to-day comfort.

A welcoming entrance hall provides access to the main ground floor accommodation with stairs leading to the first-floor landing. The principal reception room is a well-presented lounge with dual-aspect windows, providing a pleasant outlook and good natural light.

To the rear lies the hub of the house: a modern open-plan kitchen and dining area. This space is designed as a practical family and entertaining area, fitted with modern units and an island incorporating breakfast bar seating. Integrated appliances include an oven, gas hob, full-size fridge, full-size freezer, washer, tumble dryer, bin drawer, dishwasher and sink, ensuring a highly functional layout. Air conditioning serves this area, helping to maintain a comfortable environment throughout the year. From the kitchen, doors lead into a dwarf brick timber-framed conservatory, providing additional reception space and direct access to the garden.

On the first floor, the property offers three double bedrooms, making it suitable for families or those needing additional space for guests or home working. The landing, which also benefits from air conditioning, links the bedrooms and bathroom. The bathroom is fitted with a contemporary suite, including a walk-in shower with rainfall shower head, vanity unit with sink and a WC.

Externally, the property occupies a generous plot with a beautiful garden, providing outdoor space for recreation and relaxation. A driveway offers off-road parking and leads to a garage/workshop, giving useful storage or hobby space.

The location within Grimsby provides convenient access to local amenities, nearby schools and public transport links. Local primary and secondary schools are available within the surrounding residential districts, making the area practical for families. A range of shops, supermarkets, cafes and everyday services can be found in and around Grimsby town centre and along the various local parades, all accessible within a short drive or bus journey.

Public transport connections are well served by Grimsby Town railway station, typically around a 10-15 minute drive from the property depending on traffic. From there, services run towards Cleethorpes, providing access to the seaside and promenade, and towards regional centres such as Manchester (often around 2½-3 hours with changes) and Sheffield or Doncaster (commonly around 1½-2 hours). Local bus routes operate across Grimsby and neighbouring Cleethorpes, linking residential areas with the town centre, shopping facilities and employment hubs.

This detached three-bedroom house, available for sale with no chain, presents a well-finished and modernised home in a popular location, with a high level of specification, generous outdoor space, parking and a garage/workshop, combined with access to schools, amenities and transport links.





## Disclaimer

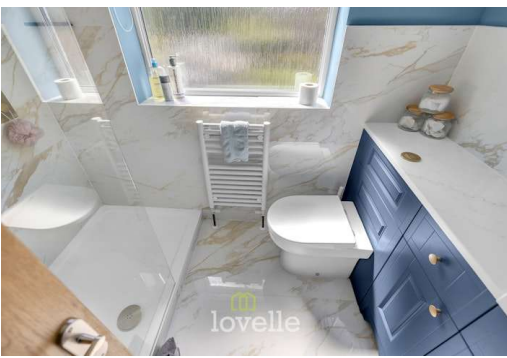
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.

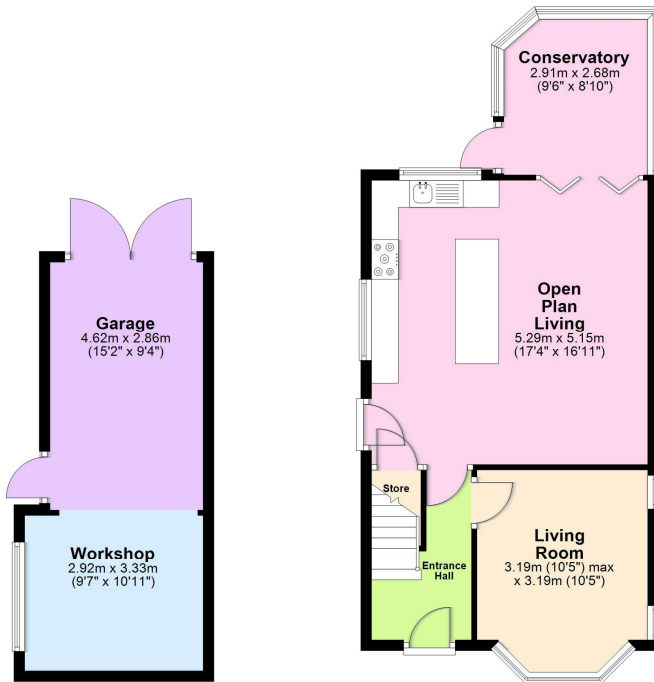
## Agent note

It is advised that garage may contain asbestos.



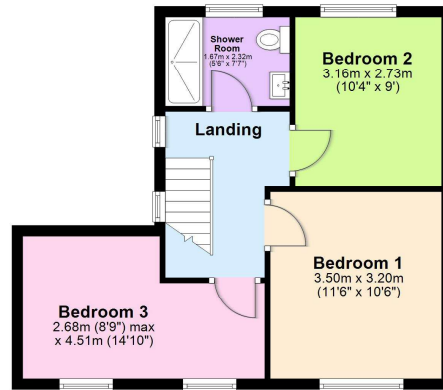
### Ground Floor

Approx. 75.6 sq. metres (814.1 sq. feet)



### First Floor

Approx. 41.9 sq. metres (451.5 sq. feet)



Total area: approx. 117.6 sq. metres (1265.6 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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