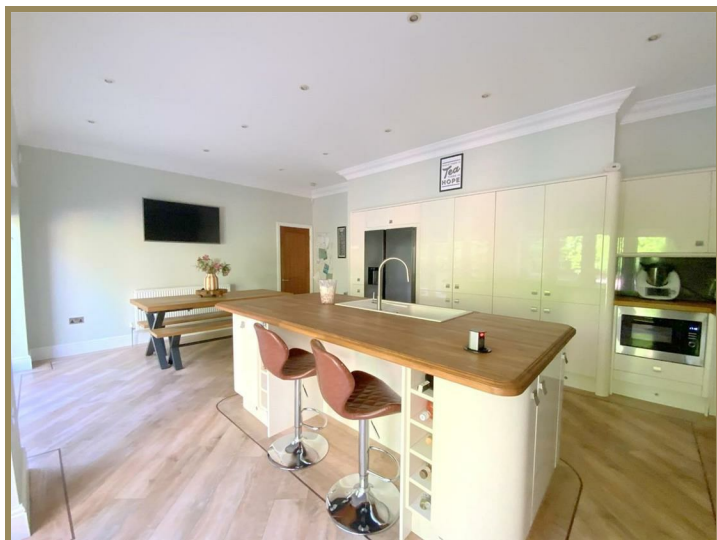




18 Pelham Road, Grimsby, North East Lincolnshire, DN34 4SU
£400,000

Key Features:

- FIVE Bedroom Period Semi Detached
- Generously Proportioned & Versatile Accommodation
- Established Residential Location
- Close to the Town Centre
- Impressive Lounge/Dining Room
- Modern Open Plan Kitchen Diner
- Ground Floor Cloakroom/WC
- First Floor Family Bathroom
- Established Private Gardens
- Ample Parking & Detached Garage

This impressive period semi-detached home offers five bedrooms, and generously proportioned accommodation, complemented by a wealth of original features and a stylish interior. The property provides generous family accommodation, centred around an impressive lounge/dining room, together with a superb kitchen/diner, four generous double bedrooms and a versatile fifth bedroom/study.

The welcoming long entrance hall features the original staircase, period detailing and luxury herringbone-style LVT flooring. The superb lounge/dining room is a particularly impressive space, featuring front and side bay windows together with a feature stone fireplace incorporating an open fire, creating an impressive and characterful principal reception space.

The kitchen/diner is fitted with a comprehensive range of modern gloss units complemented by solid wood work surfaces, a large breakfast bar island and a range cooker. Integrated appliances include a microwave, dishwasher and beverage refrigerator. Two sets of French doors open directly onto the side courtyard, providing an excellent setting for outdoor dining and entertaining. A separate utility room provides useful storage and laundry space, while a ground floor cloakroom/WC adds further convenience.

To the first floor, the split-level landing leads to four generously sized double bedrooms, together with a fifth bedroom/study. The principal bedroom benefits from fitted wardrobes, and the modern family bathroom is equipped with a vanity unit and shower over the bath.

Externally, the property occupies an established plot with gardens extending to the front and side, together with a large detached garage and extensive driveway providing ample off-road parking.

Situated off Bargate, the property is well placed for the town centre and its range of amenities, with private schools and colleges also within close proximity. Its combination of period character, generous proportions and well considered accommodation makes this an excellent opportunity for those seeking a substantial family home in an established Grimsby location...Viewing highly recommended.



LOUNGE/DINING ROOM

31'8" x 14'8" (9.67 x 4.49)

KITCHEN DINER

21'10" x 14'7" (6.68 x 4.47)

CLOAKROOM/WC

8'11" x 4'0" (2.72 x 1.23)

UTILITY

8'11" x 4'5" (2.72 x 1.35)

SITTING ROOM

18'10" x 18'3" (5.75 x 5.57)

FIRST FLOOR**BEDROOM 1**

15'9" x 14'7" (4.81 x 4.46)

BEDROOM 2

13'11" x 13'10" (4.25 x 4.24)

BEDROOM 3

15'8" x 10'6" (4.80 x 3.21)

BEDROOM 4

12'9" x 9'5" (3.89 x 2.88)

BEDROOM 5/STUDY

9'7" x 5'4" (2.94 x 1.65)

BATHROOM

9'1" x 7'2" (2.77 x 2.20)

GARAGE

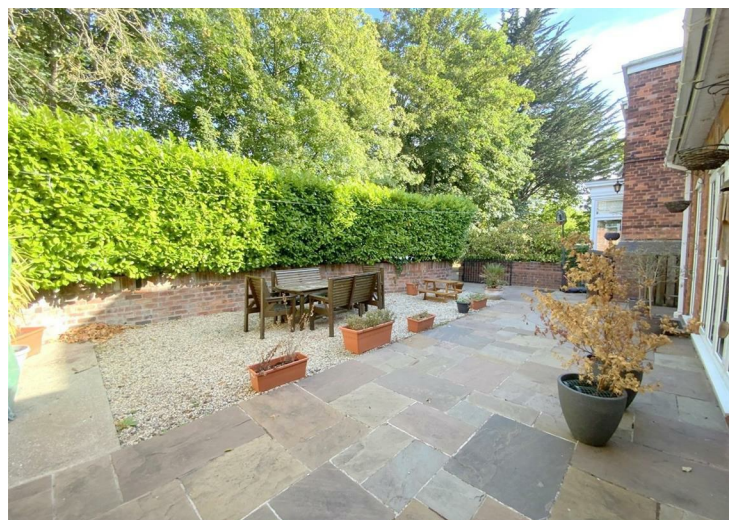
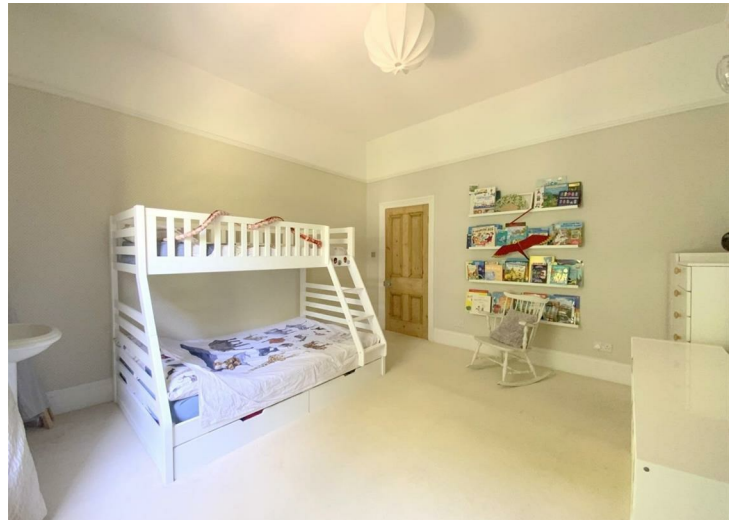
19'0" x 14'8" (5.81 x 4.48)

TENURE

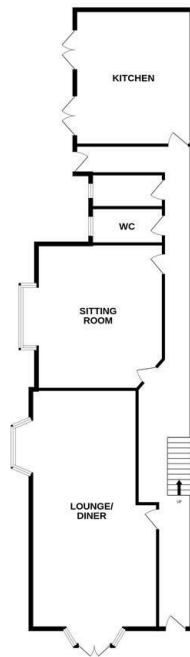
Freehold

COUNCIL TAX BAND

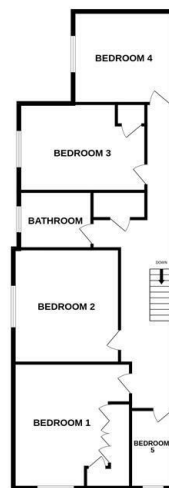
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GROUND FLOOR
1443 sq.ft. (134.1 sq.m.) approx.

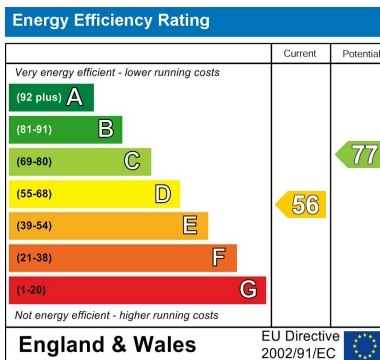


1ST FLOOR
1129 sq.ft. (104.9 sq.m.) approx.



TOTAL FLOOR AREA: 2572 sq.ft. (239.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metagon (2020)



Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

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