



## 4 bed detached house to buy in

Weelsby Road, Grimsby, Lincolnshire,  
DN32 9RY

**£290,000** Starting Bid

 x4  x1  x3

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Exceptional Period Home
- ✓ Four Well-Appointed Bedrooms
- ✓ Generous Detached House
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

This stunning period property is now available to market and stands as a proud example of a historic home, rich in charm and bespoke character and generous in proportions, there are few opportunities in Grimsby to obtain a family home of such rare and precious appeal.

Lovingly maintained over decades of ownership, this property possesses a range of natural advantages that hold it above more modern equivalents. Not least is its central location. Enviably situated in walking distance from the popular Weelsby Woods park and a short commute from the town centre itself and the full spectrum of amenities that it has to offer.

The enclosed corner plot offers a range of mature, neatly landscaped and private spaces as well as a gated drive and double length, brick built garage which offers the ideal solution for outdoor storage needs, home gym or workshop.

The house itself is a treasure trove of period charm and elegant aesthetics. Reception space is well catered for in the form of a well-appointed lounge which enjoys a majestic corner bay window, a separate dining/sitting room which has been most recently employed as an extensive home office and an expansive kitchen/diner which can easily accommodate even a larger family while further impressive with its large and stylish fitted kitchen.

Further convenience is available in the form of a downstairs w/c as well as a large understairs storage cupboard which also houses the fully functional security alarm system.

One of the standout features of this amazing property however is the grand entrance hall that cannot fail to impress. The beautifully maintained staircase is lit via the period stained glass windows which have been painstakingly maintained and imbue this amazing space with a real sense of the age and the grandeur it bestows.

The first floor continues the trend of bright, open and welcoming spaces with a pristine finish. Four well-appointed bedrooms are also accompanied by a luxurious family bathroom complete with roll top bath and separate walk in shower. The master bedroom also sports an impressive corner bay, offering an excellent vantage of Weelsby Road beyond.

Despite the property's considerable age, its condition remains excellent and practical upgrades such as sympathetic double glazing to remain in keeping, modern gas central heating system and electrical works and wiring that have passed a modern safety check means that this home still delivers a practical peace of mind that few dwellings of this age can boast.

There is so much to be found and appreciated here that no buyer could fail to find an aspect to like. From the period charm, enviable placement, aesthetic character or modern upgrades... this agent would highly recommend internal viewings to appreciate all that it has to offer.

Some property photos have been furnished/enhanced with the assistance of AI tools; please verify all information.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £290,000

Property Type: Detached House

Parking: Driveway & Garage

Year built: 1931

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

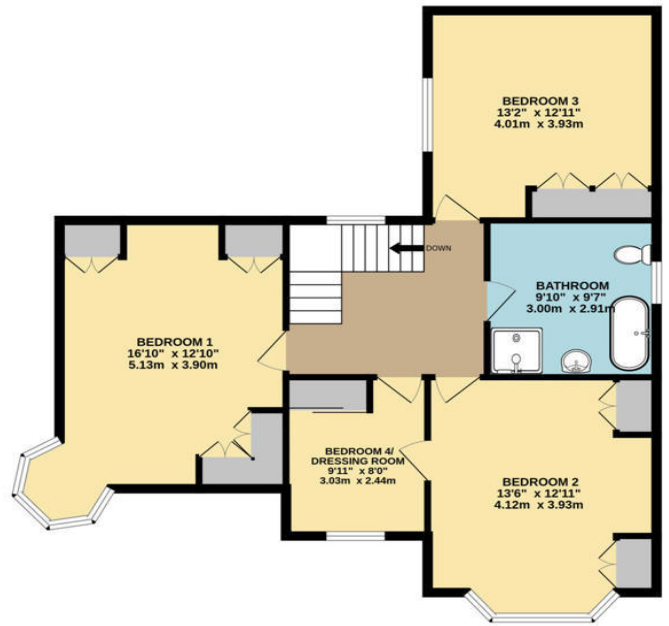
Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

GROUND FLOOR  
884 sq.ft. (82.1 sq.m.) approx.

1ST FLOOR  
868 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA : 1752 sq.ft. (162.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Weelsby Road, Grimsby, Lincolnshire, DN32 9RY

Contact your local branch today for more information on this property:

**19 West St. Marys Gate, Grimsby, Lincolnshire, DN31 1LE, Tel: 01472 311 113, enquiries@jacksongreenpreston.co.uk, https://www.jacksongreenpreston.co.uk/**

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