

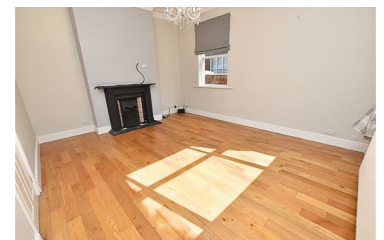


51 Welholme Road Grimsby, North East Lincolnshire DN32 0DR

Set in a prime spot just moments from the leafy beauty of People's Park, with Grimsby town centre and motorway links close by, this stunning five-bedroom family home offers the perfect blend of space, style, and convenience. Spread over three floors, it's brimming with character and designed for modern living — stunning chandelier lighting from two welcoming reception rooms and a fabulous open-plan kitchen diner with bi-folding doors to the garden, to a luxurious main bedroom with its own walk-in dressing room. With five generous bedrooms, a family bathroom, and a handy ground floor shower room, there's space for everyone to unwind. Outside, the private enclosed garden is ideal for family time and entertaining, complemented by a detached garage, ample parking, and even an EV charger. A home full of charm, practicality, and warmth — ready to welcome its next family offer for sale with NO FORWARD CHAIN.

Chain Free £310,000

- SEMI DETACHED FAMILY HOME FULL OF CHARACTER
- OPEN PLAN LIVING DINING KITCHEN
- TWO RECEPTION ROOMS
- SHOWER ROOM (GROUND FLOOR)
- FIVE BEDROOMS
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- DETACHED GARAGE
- NO FORWARD CHAIN



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

GROUND FLOOR

HOUSE NUMBER



PORCH

The covered porch has coving and cornice to the ceiling with original tiling to dado height and light.



ENTRANCE

Accessed via a composite door with side and top lights into the reception hallway.

RECEPTION HALL

The welcoming reception hallway sets the feel for this fantastic family home, retaining original coving and cornice to the ceiling, high skirting, solid wood flooring, feature wall panelling to dado height, and carpeted stairs with ornate open spindle balustrade leading to the first floor. Handy under stairs storage cupboard. Further tiled hallway with uPVC double glazed door leading to the side of the property.



RECEPTION HALL



FRONT RECEPTION ROOM

16'9" x 13'1" (5.13 x 3.99)

The first reception room has dual aspect uPVC double glazed windows, solid wood flooring, high skirtings and original coving to the ceiling, radiator and feature hand painted fire surround with cast iron insert, tiled side and hearth and open fire grate.

FRONT RECEPTION ROOM



FRONT RECEPTION ROOM



SECOND RECEPTION ROOM

12'0" x 10'11" (3.66 x 3.35)

To the middle of the property with a uPVC double glazed window to the side aspect, wood effect laminate flooring, original coving to the ceiling, high skirtings and radiator fitted.



SECOND RECEPTION ROOM



SHOWER ROOM

12'2" x 4'11" (3.73 x 1.52)

The modern shower room benefits from a white three piece suite comprising of; Walk in shower with glazed screen and mains fed rainfall shower, vanity hand wash basin with handy storage and low flush wc. Finished with tiled effect Aqua panelling to picture rail height, wood effect vinyl flooring, heated towel rail, extractor fan and uPVC double glazed window to the side aspect.



LIVING DINING KITCHEN

14'0" x 12'9" (4.29 x 3.91)

The true hub of the home combining modern day living with a view over the private garden. The kitchen benefits from a large range of wall and base units in a Taupe coloured high gloss with solid wood work surfaces and matching upstands, incorporating a composite sink and drainer, rangemaster oven with stainless steel splashback and feature chimney down lighting, integrated dishwasher and ample space for further appliances. Wall mounted boiler in matching larder unit. Finished with under floor heating, tiled flooring, solid wood window sills, two uPVC double glazed windows to the side aspect and solid wood bi-fold doors leading to the paved patio area.



LIVING DINING KITCHEN



LIVING DINING KITCHEN



LIVING DINING KITCHEN



LIVING DINING KITCHEN



DINING AREA

14'0" x 29'10" (4.29 x 9.10)

Open plan from the kitchen the dining and living area has ample room for a family dining table and seating area, finished with continued decoration and flooring from the kitchen, under floor heating and solid wood bi-fold doors leading to the garden.



DINING AREA



FIRST FLOOR

FIRST FLOOR LANDING

The split level landing has continued carpeted flooring and ornate banister with original coving to the ceiling, high skirtings and loft access to the ceiling. The loft has a pull down ladder.



FIRST FLOOR LANDING



BEDROOM ONE

18'0" x 16'9" (5.51 x 5.13)

The master bedroom has two uPVC double glazed windows to the front aspect and a further side uPVC window, this great sized room has solid wood flooring, high skirtings, original coving, radiator and feature fireplace with ornate surround, tiled inset and hearth. Door leading to the dressing room.



BEDROOM ONE



BEDROOM ONE



DRESSING ROOM

11'4" x 8'0" (3.47 x 2.45)

The dressing room is fitted with hanging rails, draws and shoe stands and is finished with carpeted flooring, mirrored wall and down lights to the ceiling.



BEDROOM TWO

16'9" x 12'0" (5.13 x 3.66)

The second double bedroom has two uPVC double glazed windows to the side aspect, original coving, high skirtings, picture rail, carpeted flooring and radiator fitted.



BEDROOM TWO



BEDROOM FIVE

14'0" x 8'0" (4.29 x 2.44)

The smaller of the five bedrooms is still a double with dual aspect uPVC double glazed windows with blinds fitted, carpeted flooring and radiator fitted.



BATHROOM

9'1" x 8'0" (2.77 x 2.44)

The family bathroom benefits from a white three piece suite comprising of; Free standing bath with floor standing tap and hand shower attachment, floating hand wash basin with storage draw and low flush wc. Finished with feature tiled effect Aqua panelling, wood effect vinyl flooring, heated towel rail, extractor fan and uPVC double glazed window to the side aspect.



SECOND FLOOR

SECOND FLOOR LANDING

Having continued carpeted flooring, ornate banister and Velux window.



BEDROOM THREE

16'0" x 16'0" (4.90 x 4.88)

The third double bedroom is to the second floor and has feature sloping ceilings with a uPVC double glazed window to the front aspect, carpeted flooring, radiator and original tiled fireplace. Handy eave storage.



BEDROOM THREE



BEDROOM FOUR

16'11" x 10'0" (5.16 x 3.05)

The fourth double bedroom is again to the second floor and has carpeted flooring, radiator and uPVC double glazed window to the rear aspect.



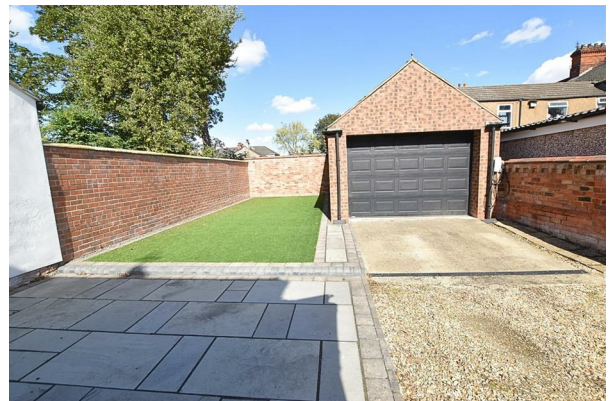
OUTSIDE

THE GARDENS

The property stands away from the road with large gates to the front (New battery needed), fenced boundaries to the side aspect and gravelled driveway providing handy off road parking for several vehicles. Mature tree planted and double wrought iron gates leading to the further driveway. The private rear garden has walled boundaries and is ideal for peaceful evenings entertaining family and friends, having a paved patio area and artificial lawn for easy maintenance.



THE GARDENS



REAR VIEW



DETACHED GARAGE

Having an electric door to the front aspect and side courtesy door and fitted with electric and lighting. Electric car charging point.

TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND & EPC RATING

Council Tax Band -

EPC -

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

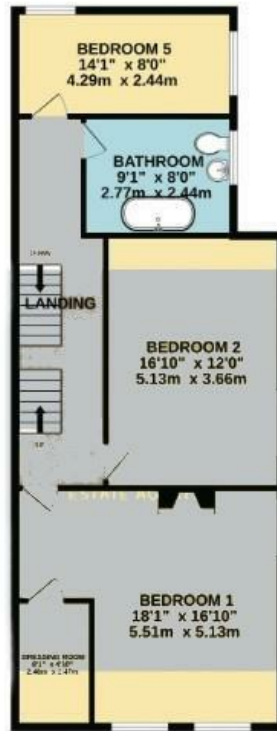
VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

GROUND FLOOR
1031 sq.ft. (95.9 sq.m.) approx.



1ST FLOOR
874 sq.ft. (81.2 sq.m.) approx.

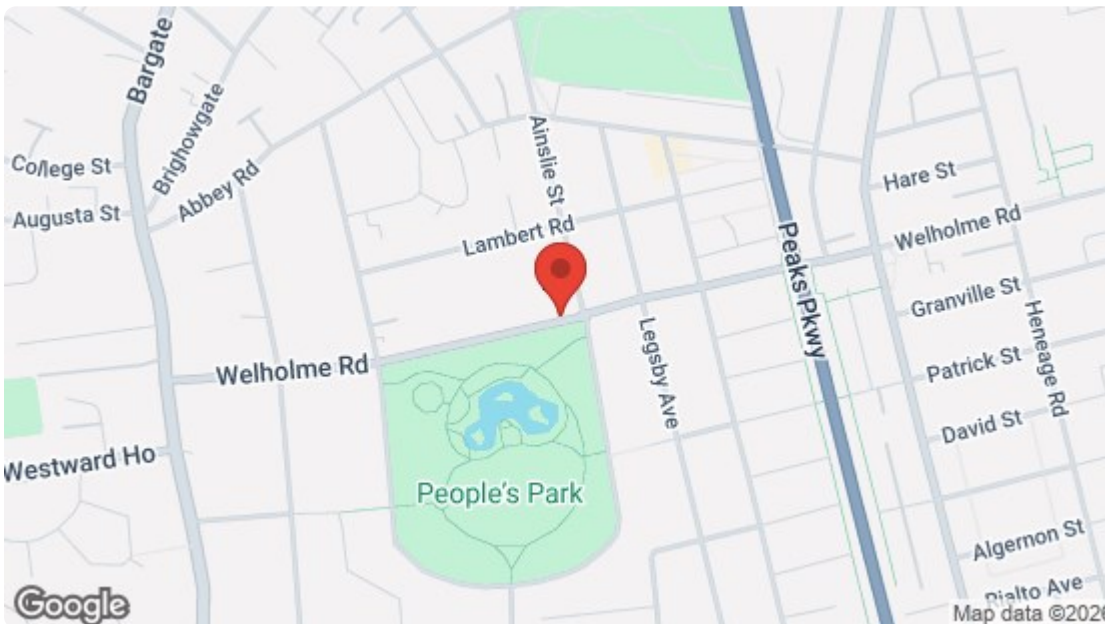


2ND FLOOR
582 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA: 2487 sq.ft. (231.0 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.