



34 Station Road, Great Coates, North East Lincolnshire, DN37 9NN
£370,000

Key Features:

- Superb Four Bedroom Detached Home
- Popular Village of Great Coates
- Full of Charm and Character
- Two Reception Rooms with Log Burners
- Open Plan Kitchen
- Separate Utility Room & Cloakroom/WC
- Four Double Bedrooms
- En Suite Shower Room & Family Bathroom
- Large Detached Garage/Workshop
- Ample Driveway Parking

Situated in the popular village of Great Coates, this unique four bedroom detached home is full of charm, warmth and individuality, offering spacious and versatile accommodation within a private and well-proportioned plot. Ideally placed for local amenities, well regarded schools and easy access to the A180 motorway links, with both Grimsby town centre and Cleethorpes seafront within easy reach. Immaculately presented throughout, a welcoming entrance hall leads through to the main living spaces. The front lounge is centred around a log burning stove and features French doors opening onto the front lawn, creating a bright and inviting room. A dual aspect living/dining room forms the heart of the home, also featuring a log burner and open plan access to the kitchen, creating a sociable layout ideal for everyday living and entertaining. A separate utility room and cloak/WC add further practicality. To the first floor are four good sized bedrooms. The main bedroom benefits from an en suite shower room, while the remaining bedrooms are served by a family bathroom. Externally, the property enjoys beautifully maintained west-facing gardens, featuring a generous lawn to the front providing an attractive outlook. The rear garden has been thoughtfully designed in a cottage-style, offering a tranquil and secluded outdoor retreat. A block paved driveway provides ample parking and access to a substantial detached garage/workshop, ideal for a variety of uses. A truly distinctive home in a desirable village setting, offering space, character and privacy in equal measure ...Viewing Highly Recommended.



ENTRANCE HALL

9'7" x 7'10" (2.94 x 2.41)

A welcoming L-shaped entrance hall, with staircase leading to the first floor.

LOUNGE

17'10" x 13'0" (5.46 x 3.97)

Featuring French doors opening onto the front lawn, and fireplace incorporating a multi fuel stove.

LIVING/DINING ROOM

22'11" / 9'10" x 9'8" (7.03 x 2.96)

A dual aspect room, with French doors opening to the rear, and a bay window overlooking the front lawn. Featuring a fireplace incorporating a log burning stove.

OPEN PLAN KITCHEN

7'9" x 5'1" (2.37 x 1.56)

Fitted with a range of wall and base units, worktops incorporating a Belfast sink, gas cooker, and an integrated fridge. Access to the rear garden via a stable style door.

UTILITY ROOM

7'9" x 5'1" (2.37 x 1.56)

Providing further storage, space for laundry appliances, and housing the gas central heating boiler.

CLOAKROOM/WC

5'1" x 4'9" (1.56 x 1.46)

Fitted with a WC and hand basin.

FIRST FLOOR LANDING

With two built-in storage/airing cupboards, and a front aspect window to the half landing.

BEDROOM 1

13'1" x 9'8" (4.00 x 2.96)

Front aspect main bedroom.

EN-SUITE

8'5" x 3'1" (2.58 x 0.96)

Fitted with a shower enclosure and vanity unit.

BEDROOM 2

11'8" x 10'9" (3.58 x 3.29)

Rear aspect bedroom with built-in storage cupboard.

BEDROOM 3

10'11" x 9'9" (3.35 x 2.98)

Front aspect bedroom featuring a walk-in wardrobe.

BEDROOM 4

9'10" x 9'5" (3.00 x 2.88)

Rear aspect bedroom.

FAMILY BATHROOM

9'7" x 5'11" (2.94 x 1.81)

Fitted in a traditional style, featuring a freestanding slipper bath with shower mixer, pedestal basin and WC.

OUTSIDE

Occupying a corner position, the property sits within established gardens with mature boundary hedging providing excellent privacy, along with a generous lawned front garden. To the rear, a courtyard style garden offers a more enclosed setting, being mainly paved and partly walled. A block paved driveway provides ample off road parking and access to the garage.

GARAGE/WORKSHOP

28'10" x 10'7" (8.80 x 3.25)

A large detached brick garage, with up and over door, and pedestrian side access.


TENURE

Freehold

COUNCIL TAX BAND

C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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

