



98 Station Road, Great Coates, North East Lincolnshire, DN37 9NN
£270,000

Key Features:

- Traditional Semi Detached Property
- Popular Village Location
- Generous Family Accommodation
- Three Double Bedrooms & Box Room
- Open Plan Double Reception Room
- Spacious Modern Fitted Kitchen Diner
- Family Bathroom & Separate Shower Room
- Period Features Throughout
- Good Sized Gardens & Driveway Parking

A substantial three/four bedroom semi detached home occupying a pleasant location within the popular village of Great Coates - ideal for families and commuters. Offering period features throughout including generously proportioned room sizes and high ceilings, the accommodation comprises:- entrance porch, entrance hall, a bay fronted lounge/dining room, and to the rear a spacious modern kitchen diner. To the first floor are three good sized double bedrooms, a box room, family bathroom and separate shower room. Externally there are lawned gardens to the front and rear, driveway parking, and garden store. Viewing Highly Recommended.



ENTRANCE HALL

21'4" x 5'5" (6.51 x 1.67)

Accessed via a front entrance porch.

With solid wood parquet flooring, and original staircase with spindle balustrade.

LOUNGE/DINING ROOM

28'5" x 13'10" (8.67 x 4.24)

An open plan double reception room, having a bay window to the front and door opening onto the rear garden. With feature fireplace incorporating an open fire.

KITCHEN DINER

23'10" x 12'4" (7.27 x 3.76)

Fitted with a large range of shaker style units and solid wood block work tops. Built-in double oven, integrated dishwasher, fridge/freezer and plumbing for a washing machine. Breakfast bar island incorporating further storage, a ceramic hob and wine cooler. Unit housing the gas central heating boiler. Side and rear aspect windows and access to the side of the property. Oak effect laminate flooring throughout.

FIRST FLOOR LANDING

A split-level landing with continued spindle balustrade.

BEDROOM 1

14'0" x 12'11" (4.28 x 3.96)

To rear aspect, with feature cast iron fireplace.

BEDROOM 2

13'11" x 12'4" (4.25 x 3.77)

To front aspect, with feature cast iron fireplace.

BEDROOM 3

12'5" x 10'10" (3.81 x 3.32)

To rear aspect.

BEDROOM 4

6'9" x 5'5" (2.07 x 1.67)

A box room to front aspect, with access to the loft via a drop down ladder.

FAMILY BATHROOM

9'0" x 8'10" (2.76 x 2.70)

Featuring twin wash basins, wc and bath. Tiled floor and splashbacks. Heated towel rail.

SHOWER ROOM

5'7" x 2'9" (1.71 x 0.85)

Fully tiled, with shower enclosure.

OUTSIDE

The front of the property is approached by a block paved driveway and lawned garden with planted borders.

Double gates lead to the side of the property which has Indian sandstone paving continuing round to the back of the house. The rear garden is laid to further lawn and decking, with garage size store.

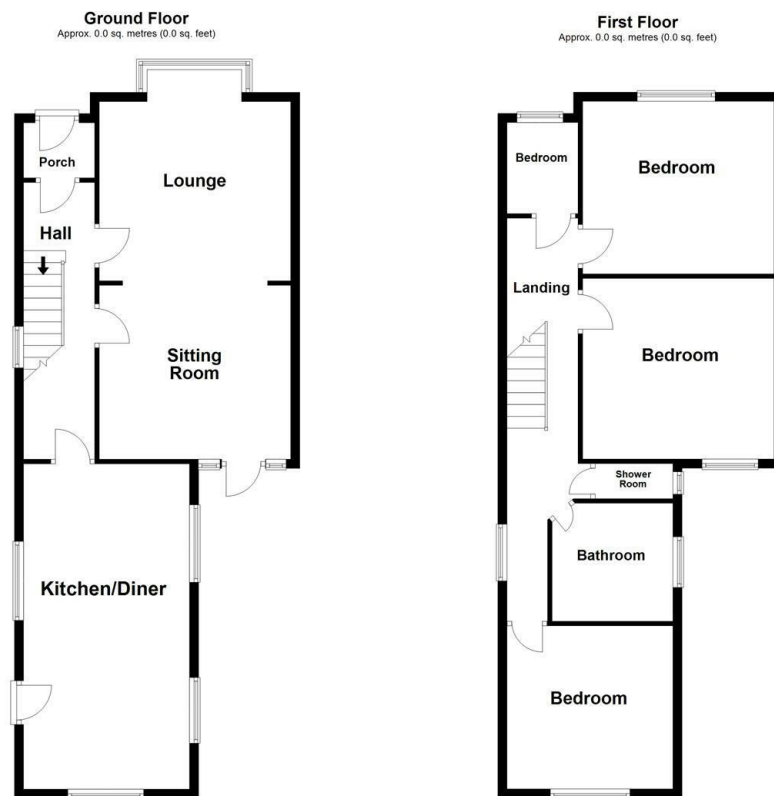
TENURE

FREEHOLD

COUNCIL TAX BAND

C





Total area: approx. 0.0 sq. metres (0.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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