



16 Ferndown, Great Coates, North East Lincolnshire, DN37 9PW
£200,000

Key Features:

- Detached Bungalow
- Flexible Two/Three Bedroom Accommodation
- Peaceful Village Setting
- Pleasant Cul De Sac Position
- Driveway Parking & Detached Garage
- Excellent Potential
- No Forward Chain

A well maintained two/three bedroom detached bungalow located in the popular village of Great Coates, tucked away in a peaceful residential setting. Offered for sale with no forward chain, the property presents excellent scope for modernisation and refurbishment - a perfect choice for those looking to put their own stamp on a home.

Set off a central entrance hall, the accommodation includes a bay fronted lounge, kitchen diner, bathroom, and three versatile bedrooms, one of which is currently utilised as a dining room.

Occupying a pleasant cul de sac position on Ferndown, the property benefits from a private rear garden, along with ample driveway parking and a detached garage.



ENTRANCE HALL

With a built-in storage cupboard, and access to the loft.

LOUNGE

16'0" x 11'8" (4.88 x 3.57)

With a bay window to front aspect, and gas fireplace.

KITCHEN

11'3" x 10'10" (3.45 x 3.32)

With a range of traditional wooden units and worktops incorporating a breakfast bar. Integrated double oven, electric hob, and space for further appliances. Rear aspect window and access onto the garden.

BATHROOM

7'3" x 6'11" (2.22 x 2.12)

Fitted with a panelled bath, pedestal basin and WC.

BEDROOM 1

11'6" x 10'9" (3.51 x 3.28)

To rear aspect, with a large range of fitted wardrobes.

BEDROOM 2/DINING ROOM

11'8" x 8'10" (3.57 x 2.71)

Providing formal dining space or a second double bedroom, with a side aspect window.

BEDROOM 3

9'11" x 7'3" (3.03 x 2.22)

A single bedroom, to front aspect.

TENURE

Freehold

COUNCIL TAX BAND

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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

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