

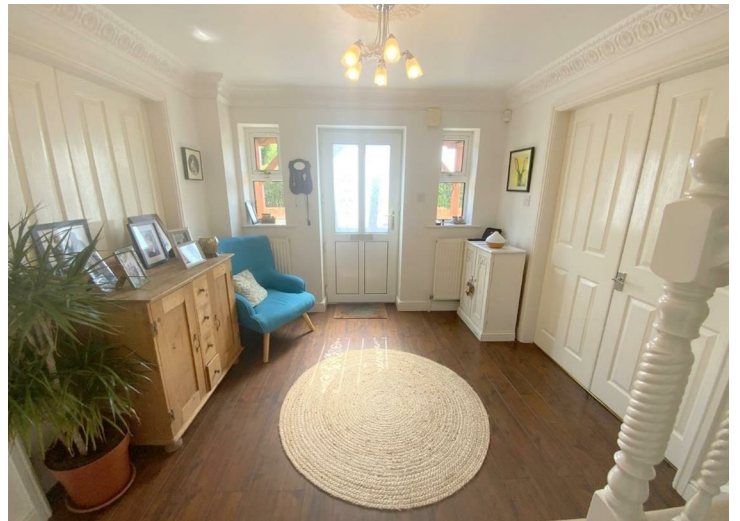
Meadow View Fleetway, North Cotes, DN36 5UT
£350,000

Key Features:

- Four Bedroom Detached Property
- Generous Plot With Extensive Lawned Garden
- Peaceful Village Location
- Versatile Family Accommodation
- Three Reception Rooms & Conservatory
- Open Plan Kitchen Diner With Bi-Folding Doors
- Cloakroom, Utility & Bootroom
- Four Good Sized Bedrooms
- Master En-Suite & Family Bathroom
- Off Road Parking For Multiple Vehicles

Set on a generous plot, a superb four bedroom detached property which has been subject to a recent program of refurbishment and improvement by the current owners. Meadow View offers spacious and versatile family accommodation enjoying an open outlook to the front and beautiful established private lawned garden to the rear.

Ideally configured for day to day family life and entertaining, the accommodation comprises; a front reception hall with cloaks/wc, living room with multi fuel stove, a second reception room, open plan contemporary fitted kitchen with bi-folding doors to the rear, dining room, conservatory, utility and a boot room. First floor master bedroom with an en-suite shower room, three further bedrooms and a family bathroom. Situated in the peaceful village of North Cotes which is located between the Lincolnshire Wolds Area Of Outstanding Beauty and the Lincolnshire Coast. Located approximately 9 miles from Cleethorpes and 10 miles from the market town of Louth.



RECEPTION HALL

A spacious welcoming entrance to the property with staircase to the first floor.

CLOAKS/WC

6'6" x 5'9" (1.99 x 1.76)

Fitted with a vanity sink unit and concealed cistern wc.

LIVING ROOM

18'0" x 12'8" (5.49 x 3.87)

A well proportioned room with feature brick fireplace incorporating a multi fuel stove. Front aspect window, and double doors leading to:-

CONSERVATORY

12'0" x 11'3" (3.67 x 3.44)

Overlooking the rear garden, with double doors opening onto the patio area.

2ND RECEPTION ROOM

12'6" x 10'4" (3.82 x 3.15)

An ideal study, with front and side aspect windows.

KITCHEN DINER

18'0" x 17'7" (5.51 x 5.37)

Featuring a large range of modern gloss units and contrasting work surfaces incorporating a resin sink. Built-in double oven, microwave, integrated dishwasher and fridge/freezer. Island incorporating a breakfast bar, further storage and induction hob. Rear aspect windows and bi-folding doors opening onto the rear patio. Open access to:-

DINING ROOM

14'4" x 7'10" (4.38 x 2.40)

With a side aspect window.

BOOT ROOM

A useful side entrance to the property.

UTILITY

7'0" x 5'11" (2.15 x 1.82)

Providing further storage, a sink unit, plumbing for a washing machine and dryer space. With a side aspect window.

FIRST FLOOR LANDING

With a rear aspect window, and loft access.

MASTER BEDROOM

15'11" x 13'11" (4.87 x 4.26)

With two side aspect windows.

EN SUITE SHOWER ROOM

9'6" x 8'2" (2.92 x 2.51)

Featuring modern fitted storage incorporating a wash basin and wc. Corner shower enclosure. Heated towel rail. Obscure glazed window.

BEDROOM 2

12'9" x 9'8" (3.89 x 2.96)

A front aspect double bedroom.

BEDROOM 3

12'7" x 8'10" (3.86 x 2.71)

A rear aspect double bedroom.

BEDROOM 4

12'7" x 8'10" (3.85 x 2.70)

A further front aspect double bedroom.

FAMILY BATHROOM

9'8" x 5'3" (2.95 x 1.61)

Fitted with a pedestal basin, wc, and p-shaped bath with overhead shower. Front aspect window.

OUTSIDE

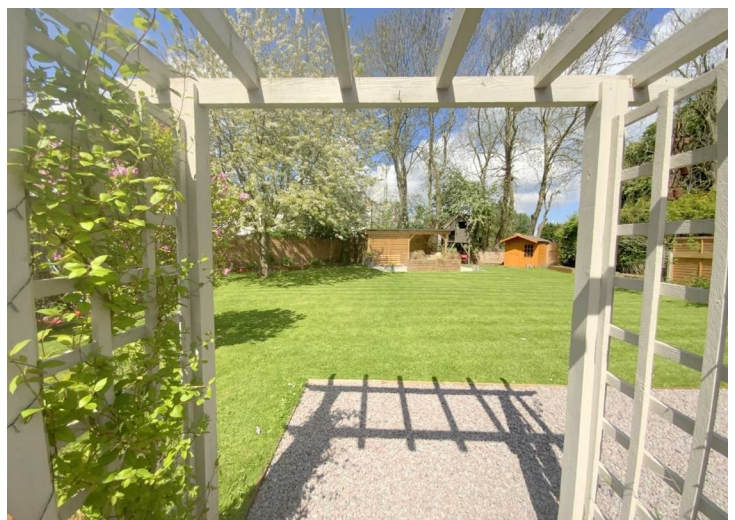
Set in generous established grounds, the property provides ample off road parking, and stunning lawned gardens providing the perfect backdrop to the property. Including a spacious paved patio with corner water feature, and a large gazebo with enclosed hot tub area. Tree house, summer house, garden shed and wood store.

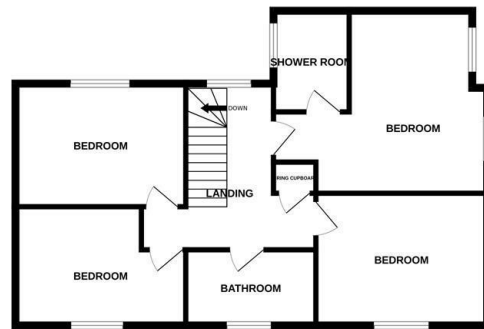
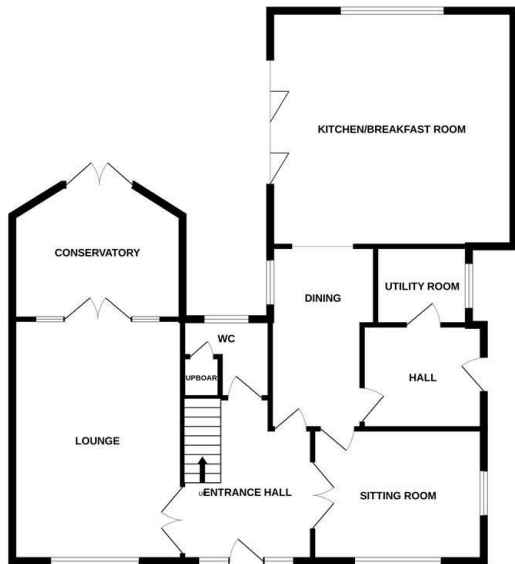
COUNCIL TAX BAND

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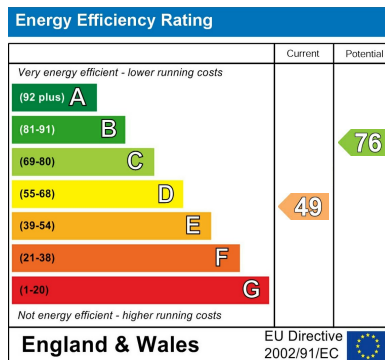
TENURE

FREEHOLD





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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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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