



**78 Dyke Road, North Cotes, Lincolnshire, DN36 5XH**  
**£90,000**

### Key Features:

- Mid Terrace Property
- Coastal Village Of North Cotes
- Two Double Bedrooms
- Lounge/Dining Room
- Kitchen & Utility
- Modern Bathroom
- Good Sized Rear Garden
- No Forward Chain

A two bedroom mid terrace property located on the former RAF base in the coastal village of North Cotes. The accommodation offers; entrance hallway, rear aspect lounge/dining room, kitchen, utility, and to the first floor are two double bedrooms and a bathroom. Gardens to the front and rear. An ideal first time purchase or rental investment...Offered for sale with no forward chain.



## ENTRANCE HALL

With staircase to the first floor.

## LOUNGE/DINING ROOM

18'11" x 9'10" (5.77 x 3.01)

To rear aspect, with fireplace incorporating an electric fire, and double doors opening onto the rear garden.

## KITCHEN

9'8" x 7'4" (2.95 x 2.25)

Requiring updating, currently comprising of fitted wall and base units. Front aspect window.

## UTILITY

15'5" x 4'5" (4.72 x 1.36)

Internal side passageway with access to the front and rear of the property. With fitted storage units.

## FIRST FLOOR LANDING

With a built-in storage cupboard.

## BEDROOM 1

12'2" x 9'4" (3.73 x 2.87)

To rear aspect, with two built-in wardrobes.

## BEDROOM 2

12'2" x 9'2" (3.73 x 2.80)

A second double bedroom to rear aspect, with a built-in wardrobe.

## BATHROOM

6'5" x 5'10" (1.97 x 1.80)

Fitted with a vanity sink unit, wc, and panelled bath with shower over.

## OUTSIDE

The property stands in mainly lawned gardens to the front and rear.

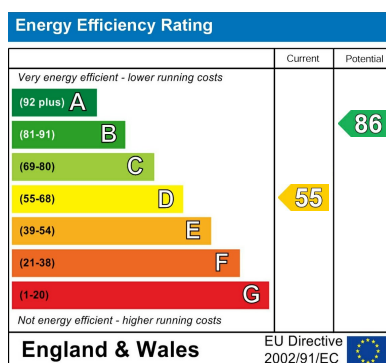
## TENURE

Freehold

## COUNCIL TAX BAND

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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

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