



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

IMMINGHAM

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Station Road  
Great Coates  
Great Coates  
DN37 9NN

£185,000

Crofts Estate Agents have the pleasure of marketing this stylishly presented and unique two bedroom semi detached cottage, found in the heart of Great Coates Village. Only a short drive from Grimsby Town Centre, this home is well served by nearby local amenities, easy access to the A180/M180 and falls within the catchment of Healing Academy. Internal viewing will reveal the lounge, dining room, sitting room, kitchen and bathroom. To the first floor you will find two bedrooms, with the master benefitting from an en-suite. Externally there is a paved driveway offering ample off road parking with detached garage. There rear garden continues the low maintenance theme and provides a peaceful space to relax on a warm summers day. Viewings are highly recommended on this beautiful home.

Address : 21 Kennedy Way, Immingham, DN40 2AB  
Email : [immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)  
Website : [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)

OFFICE HOURS  
Mon to Fri 9am to 5.30pm (Tuesday opening 9.30am)  
Saturday 9am to 3pm  
Sunday Closed



### Lounge

11' 7" x 13' 8" (3.53m x 4.16m)

Beautifully presented with herringbone style wood flooring, wooden beams to the ceiling, radiator and dual aspect uPVC windows which allow plenty of natural daylight to enter.

### Sitting Room

11' 6" x 14' 4" (3.50m x 4.37m)

Found at the rear of the property is this spacious living space and the third reception room within the property. Comprising of solid wood flooring, french doors that open to the outdoor seating area, radiator and uPVC window.

### Dining Room

11' 1" x 13' 8" (3.38m x 4.16m)

Benefitting from Herringbone style wood flooring to match the lounge, stylish decor, radiator and uPVC window.

### Kitchen

8' 0" x 11' 4" (2.44m x 3.45m)

Benefitting from a range of base and wall mounted units with Belfast sink and brass tap, integral oven with hob and extractor above, tiled flooring, LED lighting, tiled splashback and uPVC window to the side.

### Bedroom 1

11' 7" x 13' 8" (3.53m x 4.16m)

Bedroom one briefly comprises of carpeted flooring, radiator, dual aspect uPVC windows and en-suite.

### En-suite

Benefitting from a shower cubical, WC, basin, vinyl flooring and extractor fan.

### Bedroom 2

8' 0" x 11' 2" (2.44m x 3.40m)

Bedroom two briefly comprises of carpeted flooring, radiator and uPVC window to the rear elevation.

### Bathroom

5' 4" x 8' 0" (1.62m x 2.44m)

Located on the ground floor, the family bathroom consists of bath with shower above, WC, basin, tiled walls, vinyl flooring and uPVC to the rear.

### Externally

Externally there is a paved driveway offering ample off road parking with detached garage. There rear garden continues the low maintenance theme and provides a peaceful space to relax on a warm summers day.

**Tenure**

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

**Services**

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

**Viewings**

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

**Council Tax Information**

Band B: To confirm council tax banding for this property please view the website- [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

**Free Valuations**

We offer a free valuation with no obligation, just call the relevant office, or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange your free valuation.

**Property Management**

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

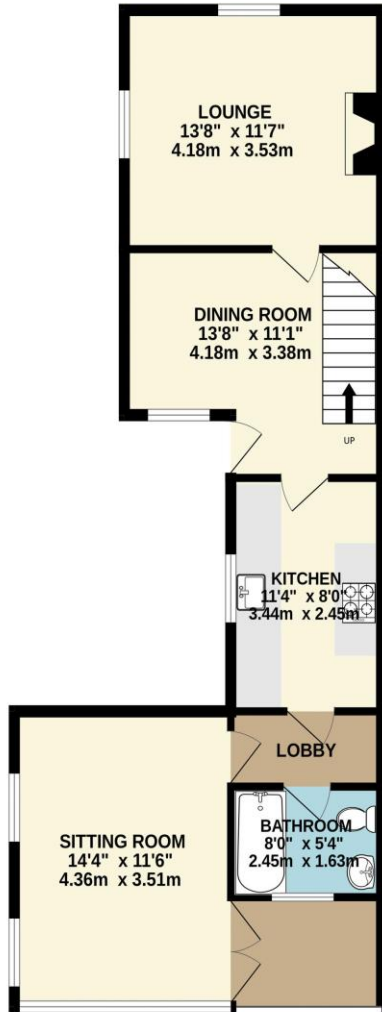
**Mortgage and Financial Advice**

With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

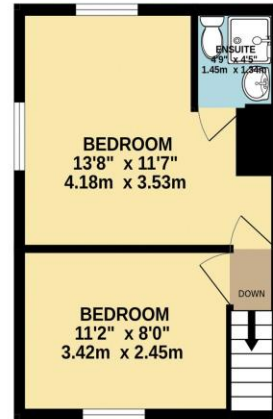
*STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.*



GROUND FLOOR  
657 sq.ft. (61.0 sq.m.) approx.

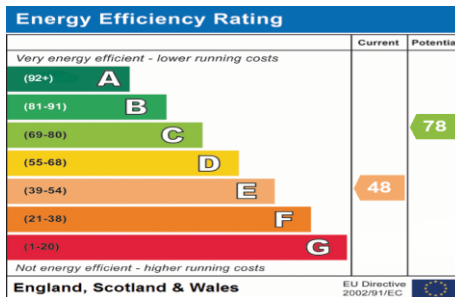


1ST FLOOR  
262 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA: 920 sq.ft. (85.4 sq.m.) approx.

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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