

# MARTIN MASLIN

46 MEADOWBANK, GREAT COATES  
NEAR GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN37 9PL



Situated at the cul-de-sac end of Meadowbank this detached bungalow has the benefit of gas central heating and uPVC framed double glazing and provides manageable size accommodation set within lovely mature gardens. With scope and potential for a little updating the bungalow is available with immediate vacant possession and would suit a buyer looking for somewhere without delay. Briefly comprising:- 'L' shaped Reception Hall, Lounge with traditional firesurround, Kitchen with white units, two Bedrooms and Shower Room with wetroom style facilities including a low level shower. There is a wide driveway and a brick Garage and both the front and rear gardens are delightful. EPC Rating - D

£149,950

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

## ENTRANCE HALL

An 'L' shaped hallway with a central heating radiator, with loft access to a space that could benefit a conversion.

## LOUNGE

**4.52m (14'10") x 2.95m (9'8")**

Positioned at the front of the bungalow and with double aspect windows for maximum natural light. There is a white firesurround, a plaster display niche and a central heating radiator.

## KITCHEN

**2.69m (8'10") x 2.69m (8'10")**

Equipped with a range of white wall and base cabinets with grey line trim and grey speckled worktops incorporating a single drainer stainless steel sink unit. A cupboard conceals the wall mounted Ideal Logic gas boiler and there is a central heating radiator. A door leads into the rear garden.

## BEDROOM ONE

**3.86m (12'8") x 2.95m (9'8")**

Positioned at the rear of the bungalow and with a central heating radiator.

## BEDROOM TWO

**2.74m (9'0") x 2.36m (7'9")**

With a central heating radiator.

## SHOWER ROOM

**2.13m (7'0") x 1.52m (5'0")**

A wetroom style facility with a self draining floor, a low level Mira Advance electric shower, a W.C. and a pedestal washbasin. There is a central heating radiator and a wall mounted heater.

## OUTSIDE

The bungalow occupies established gardens laid principally to lawn. Within the front garden there are numerous mature trees and shrubs and the wide driveway leads past the bungalow to the garage. The rear garden is pleasantly screened and includes gravelled and block paved areas.

## GARAGE

**2.62m (8'7") x 4.88m (16'0")**

A brick and tile garage with electric light and power and an up and over front door.

## GENERAL INFORMATION

Mains gas, water, electricity and drainage are all connected and broadband speeds and availability can be assessed via Ofcom's checker website. Central heating comprises radiators as detailed above connected to the Ideal Logic gas combination boiler located in the Kitchen and the property has the benefit of uPVC framed double glazing. It falls within the jurisdiction of North East Lincolnshire Council and is in Council Tax Band C. The tenure is Freehold subject to Solicitors verification.



ENTRANCE HALL



LOUNGE



KITCHEN



KITCHEN



## VIEWING

By appointment through the Agents on Grimsby 311000. A video walkthrough tour with commentary can be seen on Rightmove and the Martin Maslin website.

## LOCATION AND AMENITIES

The property is located at the cul-de-sac end of Meadowbank in the popular village of Great Coates. The A180 interchange is nearby giving easy access to the country's motorway network and local shops on Wybers Wood are only a few minutes drive away.



BEDROOM ONE



BEDROOM TWO



SHOWER ROOM



SHOWER ROOM



OUTSIDE



OUTSIDE



OUTSIDE



GARAGE

**SERVICES:** The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

**DISCLAIMER:** Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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