

MARTIN MASLIN

78 WOAD LANE
GREAT COATES
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 9ND



A traditional bay fronted detached bungalow standing in large mature gardens, enjoying a lovely south facing rear aspect. Located on Woad Lane in Great Cotes this much loved property retains some wonderful character and is ideal for the growing family. Boasting three good sized Bedrooms, a large entertaining Hallway, a relaxing front Sitting Room and a good sized Kitchen. In addition there is a modern Shower Room with a designer walk in shower. The bungalow benefits from a gas central heating system, uPVC double glazing and a burglar alarm system. Outside there is a generous driveway to one side, providing valuable off road parking with its own delightful mature front garden. However, in the Agents opinion the rear garden is the main feature with its wonderful shaped lawns, seating areas and wild flowers whilst enjoying a sunny aspect during the summer months, providing the perfect relaxation. The property is offered with No Chain and comes highly recommended.

Offers around

£189,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

ENTRANCE

A uPVC entrance front door leads directly into a spacious Hallway.

HALLWAY

4.57m (15'0") x 2.69m (8'10")

An interesting shaped Hallway with coving to the ceiling, radiator and all rooms lead directly as follows.

KITCHEN

3.56m (11'8") x 3.35m (11'0")

A good sized Kitchen fitted with a range of base and wall mounted units, having complimentary worksurfaces. Incorporating a one and a half bowl sink with mixer taps and tiled splashback. There is an attractive glass display cabinet, space for a central table and chairs and plumbing for a washing machine and dishwasher. The Kitchen enjoys a dual aspect view onto the gardens with a further double glazed exterior door.

LOUNGE

4.57m (15'0") into bay x 4.27m (14'0")

Accessed via glazed timber doors from the Kitchen. A lovely Sitting Room with a deep exposed brick fireplace housing a modern remote control electric fire. There is coving to the ceiling a radiator and a uPVC bay window overlooking the front garden.

BEDROOM ONE

4.57m (15'0") into bay x 4.27m (14'0")

A lovely bright Bedroom with a radiator, coving to the ceiling and a deep uPVC bay front window.

BEDROOM TWO

3.35m (11'0") x 2.79m (9'2")

A pleasant Bedroom with radiator and a uPVC double glazed window overlooking the rear garden.

BEDROOM THREE

2.49m (8'2") x 2.26m (7'5")

A good sized third Bedroom with a radiator and a uPVC double glazed rear window.

SHOWER ROOM

2.26m (7'5") x 1.93m (6'4")

A modern Shower Room with panelling to dado height, featuring a white built in vanity unit with push button w.c, and a large walk in designer glass panel shower with fixed drencher head and separate hand set. It has a radiator and a uPVC double glazed rear window.



HALLWAY



KITCHEN



KITCHEN



LOUNGE

OUTSIDE

The bungalow stands on a good sized plot within colourful and mature gardens. The property has a generous concrete driveway to the side and a lovely colourful front garden with an array of plants and shrubs set behind picket fencing. In the Agents opinion the rear garden forms one of the main attractions landscaped over the years, with flowering plants and shrubs, a large shaped lawn with patio areas and some mature trees. It has various sheds, a greenhouse, whilst panelled fencing defines the boundaries. The garden enjoys a good degree of sunshine due to its delightful south facing rear aspect.

GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected and broadband speeds and availability can be accessed via the Ofcoms checker website. Central heating comprises radiators as detailed above connected to the Ideal combination central heating boiler located in the Kitchen. The property has the benefit from 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.

VIEWINGS

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



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



SHOWER ROOM



SHOWER ROOM



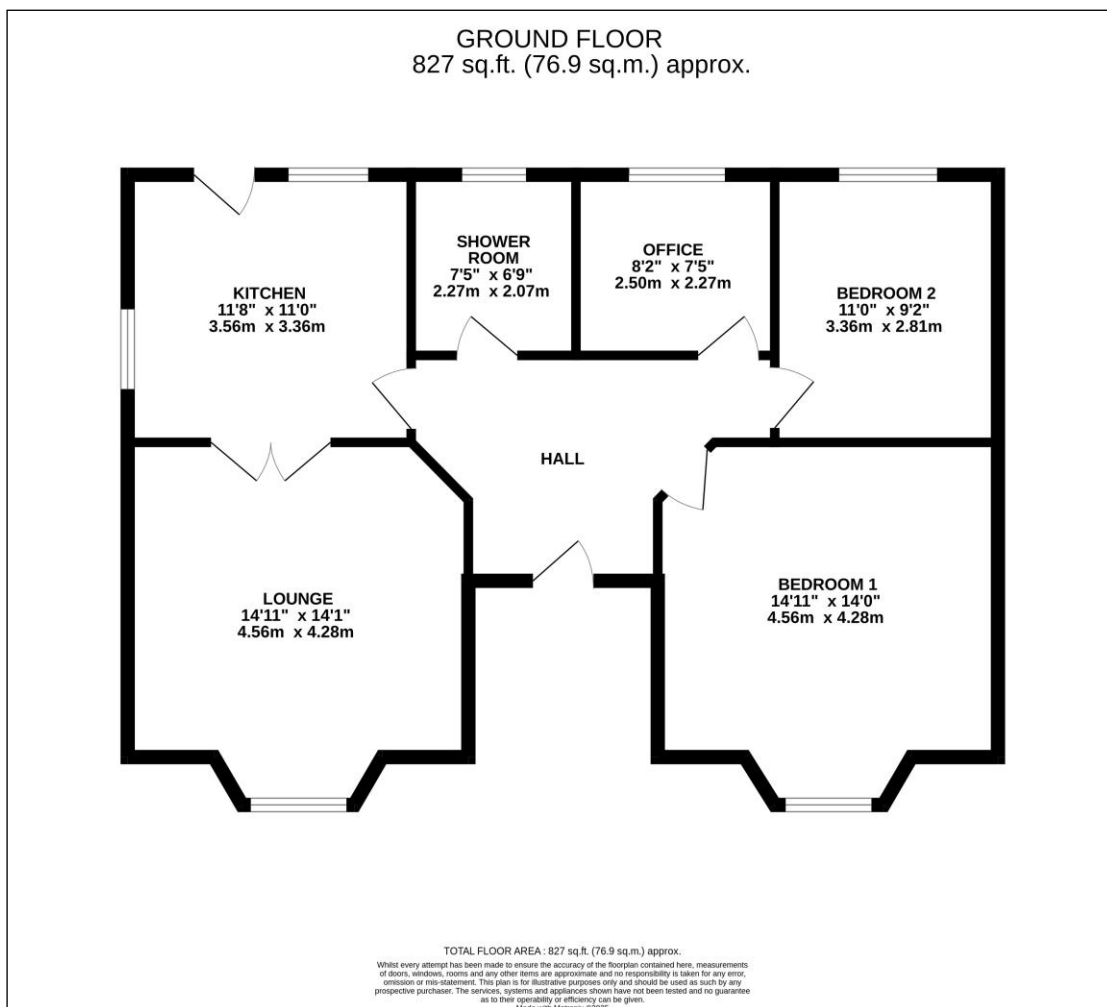
OUTSIDE



OUTSIDE



OUTSIDE



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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