

MARTIN MASLIN

33 STATION ROAD
GREAT COATES
GRIMSBY
NORTH EAST LINCOLNSHIRE
DN37 9NL



Situated in the popular village of Great Coates this high quality detached bungalow has been home to the same owner since the 1960's and offers beautifully presented accommodation set within stunning parkland style gardens. It has the benefit of gas central heating, uPVC double glazing and a security alarm and the elegant and spacious accommodation includes:- Welcoming 'L' Shaped Reception Hall, lovely Lounge, Sun Room, good size Dining Room, Dining Kitchen with cream shaker style units and built-in appliances, three double Bedrooms (all with wardrobes), Bathroom with whirlpool bath and shower cubicle and separate Toilet. The gardens are a delight and include extensive lawns, trees and shrubs, substantial driveways, a Double Garage and Workshop/Store. A wonderful setting for a stunning home. EPC Rating - C

£375,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

www.martinmaslinestateagents.co.uk

RECEPTION HALL

5.92m (19'5") x 3.48m (11'5")max

A very spacious and welcoming 'L' Shaped Reception Hall giving access to most of the principal rooms. There are two central heating radiators and a useful double storage cupboard.

LOUNGE

6.96m (22'10") x 4.39m (14'5")

A wonderful main Lounge featuring a cream marbled fireplace with an electric flicker flame fire. There are wall light points, a central heating radiator and a glazed door which leads through to the Sun Room.

SUN ROOM

4.39m (14'5") x 2.69m (8'10")

Positioned adjacent to the Lounge with sliding patio style doors opening to the garden. There is space for a dining table and chairs.

DINING ROOM

5.54m (18'2") x 3.12m (10'3")

Originally two separate rooms and with two central heating radiators and double aspect windows. The Dining Room can be accessed from both the Lounge and the Dining Kitchen.

DINING KITCHEN

4.09m (13'5") x 3.10m (10'2")

Stylishly appointed with a range of cream shaker style wall and base cabinets with speckled worksurfaces incorporating a single drainer cream composite 1.5 bowl sink unit. Built-in appliances comprise a Neff double oven, a Neff 4 ring ceramic hob with extractor above, a fridge freezer, a Zanussi automatic washing machine and a Smeg dishwasher. There is a fitted peninsular table and a central heating radiator and a door leads out to the driveway side of the bungalow.

BEDROOM ONE

4.57m (15'0") x 3.43m (11'3")

A lovely bedroom featuring a range of built-in cream wardrobes with part mirrored doors. There are double aspect windows and a central heating radiator.

BEDROOM TWO

3.61m (11'10") x 3.43m (11'3")

A delightful double bedroom at the front of the bungalow with double aspect windows and a central heating radiator and a range of cream part mirrored wardrobes.

BEDROOM THREE

3.61m (11'10") x 3.43m (11'3")

Positioned at the side of the bungalow and with two double wardrobes and a central heating radiator.

BATHROOM

2.39m (7'10") x 1.83m (6'0")

Featuring a white suite comprising a whirlpool bath, a pedestal washbasin and a shower cubicle housing the chrome mixer shower. The walls are fully tiled and there is a heated towel warmer.



RECEPTION HALL



LOUNGE



LOUNGE



SUN ROOM

SEPARATE TOILET

Fully tiled and with a white suite comprising a w.c. and a small handbasin. Central heating radiator.

OUTSIDE

DOUBLE GARAGE

5.79m (19'0") x 4.70m (15'5")

An excellent garage facility with electric light and power and an electrically operated sectional up and over door.

WORKSHOP/STORE

4.57m (15'0") x 2.36m (7'9")

Positioned behind the garage and with its own external access door.

The bungalow occupies beautiful parkland style gardens with a very wide frontage to Station Road. To the front there is an in and out driveway and a central lawned area with a well stocked fish pond. To the eastern side of the bungalow the wide driveway provides ample space for several vehicles whilst the mature rear garden includes an extensive lawn, sizeable patio areas and a diverse variety of trees, shrubs and plants.

GENERAL INFORMATION

Mains gas, water, electricity and drainage are connected to the property and central heating is provided by radiators as detailed above connected to the gas boiler in the loft. The bungalow has the benefit of uPVC framed double glazing and an alarm system and broadband speeds and availability can be assessed via <https://checker.ofcom.org.uk>. Great Coates falls under the jurisdiction of North East Lincolnshire Council and our enquiries of the Local Authority indicate the property is currently in Council Tax Band D. The tenure is Freehold - subject to Solicitors verification.

VIEWING

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

LOCATION AND AMENITIES

The bungalow is located in the heart of Great Coates just a short walk from the villages railway station. The town of Grimsby and the country's motorway network via the A180 interchange can be easily accessed within a few minutes drive.



DINING ROOM



DINING KITCHEN



DINING KITCHEN



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



BATHROOM



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.

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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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