



# CHOICE PROPERTIES

## *Estate Agents*

Bridge Cottage Fleetway,  
Grimsby, DN36 5UT

Price £365,000



Choice Properties are delighted to bring to market this brilliant four bedroom detached residence located on Fleetway situated in the sought after countryside village of North Cotes. The property benefits from capacious rooms and large windows which create a bright and airy living space which features beautifully presented rooms including an open plan kitchen/dining/living area, two reception rooms, two bathrooms, four bedrooms, and a utility room. To the exterior, the property boasts an extensive fully enclosed rear garden, an integral brick built garage, and a large 'In & Out' driveway with space for numerous vehicles. Early Viewing Is Highly Advised.

With the additional benefit of oil fired central heating and uPVC double glazing throughout, the beautifully presented internal living accommodation comprises:-

### **Hallway**

17'10 x 10'8 (to furthest measurement)

Fitted with a composite entrance door. Staircase leading to first floor landing. Under stairs storage cupboard. Internal doors to all ground floor rooms. Thermostat. Power points. Radiator. uPVC window to front aspect. Spot lighting.

### **Sitting Room**

10'10 x 13'10

With large uPVC window to front aspect. Integral door leading to garage. Power points. Radiator. Tv aerial point.

### **Living Room**

17'10 x 19'10

Spacious living room with large double opening uPVC French doors with windows either side that lead to the patio. Multi fuel burner set in the chimney breast with tiled hearth, brick surround, and hardwood mantel. Two radiators. Power points. Tv aerial point. Telephone point.

### **Open Plan Kitchen/Dining/Living Area**

31'0 x 12'8

Fitted with a range of wall, base, and drawer units with work surfaces over. Island unit fitted with pull out drawers with over hang providing a breakfast bar area. Four ring 'Hotpoint' induction hob with slanted extractor hood over. One and a half bowl sink with matte black mixer tap and black high gloss drainer. Integral eye level 'Bosch' oven. Integral 'Bosch' dishwasher. uPVC French doors leading to garden. Part tiled walls with metro tiling. Tiled flooring. Integral under counter fridge. Power points. Two radiators. Tv aerial point. Under counter plinth led lighting. Spot lighting. Sky light. Space for dining room table.

### **Office/Bedroom 4**

11'5 x 7'9

Currently used as an office space. Large uPVC window to front aspect. Radiator. Power points.

### **Bathroom**

5'6 x 7'9

Fitted with a three piece suite comprising of a panelled bath with waterfall chrome mixer tap with rainfall and traditional shower attachment over, a wash hand basin set over vanity unit with chrome mixer tap, and a push flush wc. Tiled walls. Tiled flooring. Heated towel rail. Sky light. Spot lighting. Extractor.

### **Landing**

2'8 x 8'2

Internal wooden doors to all first floor rooms. Power points. Access to loft via loft hatch.

### **Bedroom 1**

10'10 x 11'1

Double bedroom with large uPVC window to front aspect. Radiator. Power points. Tv aerial point. Remote control ceiling fan/lighting.

### **Bedroom 2**

10'10 x 11'2

Double bedroom with large uPVC window to rear aspect. Two radiators. Power points. Remote control ceiling fan/lighting.

### **Bedroom 3**

7'10 x 8'2

Double bedroom with uPVC window to rear aspect. Power points. Radiator.

### **Shower Room**

10'6 x 4'11

Fitted with a three piece suite comprising of a spacious shower cubicle with mosaic tiling and a traditional shower attachment, a wash hand basin set over vanity unit with chrome waterfall mixer tap, and a back to wall wc. Chrome heated towel rail. Tiled flooring. Spot lighting. Frosted uPVC window to front aspect.

## **Integral Garage**

23'2 x 10'3

Fitted with power and lighting and electric roller garage door. One and a half bowl sink with mixer tap and drainer. Internal door to utility room. Internal door leading to rear porch. Four uPVC windows to side aspect. Space for multiple fridge freezers.

## **Utility Room**

6'0 x 6'10

Fitted with wall units and work surfaces. Oil fired boiler. Plumbing for washing machine. Space for dryer. Radiator. Power points. uPVC window to rear aspect. Spot lighting.

## **Rear Hall**

6'3 x 2'11

External stable style door leading to patio.

## **Gardens**

The property benefits from a generously proportioned rear garden. This garden is fully enclosed with a mix of fencing and hedges to the perimeter. The garden is predominately laid to lawn but directly adjacent to the property features a well presented patio area ideal for outdoor seating and entertaining guests. This patio space further benefits from outdoor power and an outdoor tap. The rear garden also boasts open views to the rear overlooking the nearby countryside. The laid to lawn area of the rear garden benefits from being lined with various plants and shrubs which add life and colour to the garden space. Two outdoor storage sheds and the oil tank can also be found in the rear garden space.

## **Driveway**

Tarmac 'In & Out' driveway providing off the road parking space for numerous large vehicles.

## **Tenure**

Freehold.

## **Council Tax Band**

Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

## **Viewing Arrangements**

Viewings by appointment through Choice Properties, Louth, Tel 01507 860033

## **Opening Hours**

Monday to Friday 9.00 a.m to 5.00 p.m.

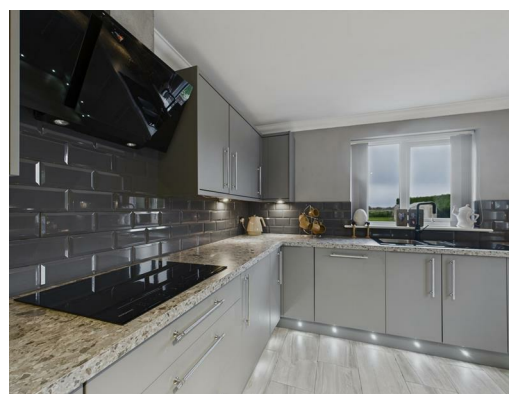
Saturday 9.00 a.m. to 3.00 p.m.

## **Making An Offer**

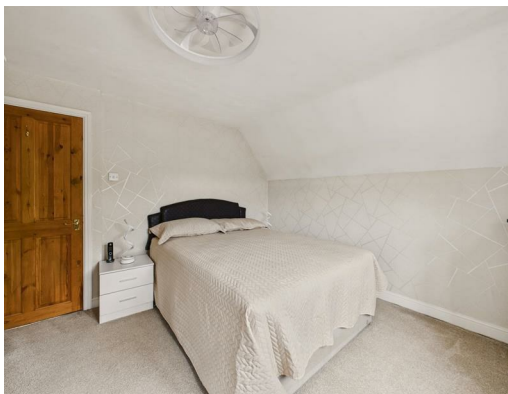
If you are interested in making an offer on this gorgeous property, please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations, we will ask you to provide us with formal ID by way of either a passport or driving license together with a current utility bill. If you are travelling from afar we would advise bringing this documentation with you in case this home is perfect for you. We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer, and the details of the solicitors that will be acting on your behalf. This will help us as agents to start this transaction for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



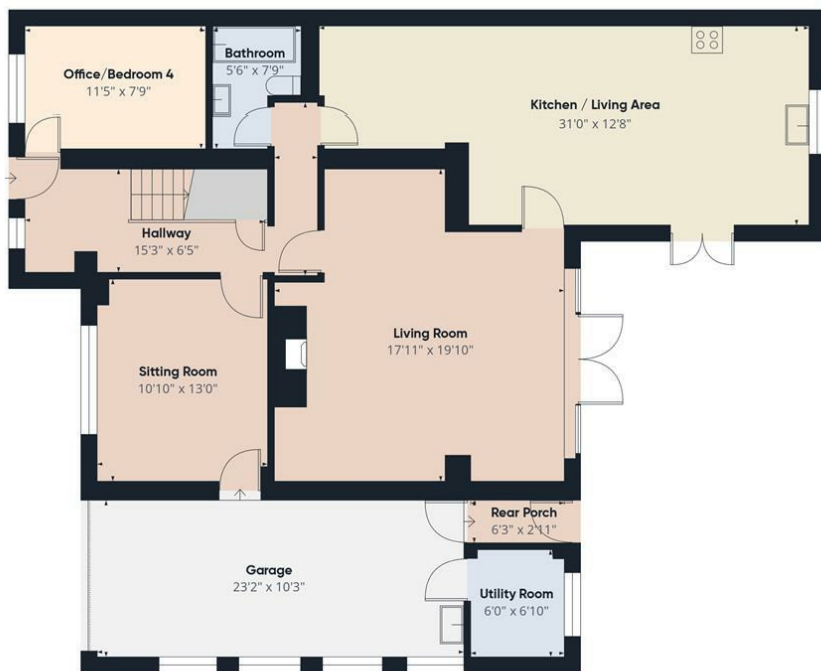












Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

1733 ft<sup>2</sup>

Reduced headroom

3 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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# Directions

Exit Louth via Grimsby Road and continue on the A16 towards Grimsby. Continue for 7 miles into the village of North Thoresby then turn right onto High Street. Continue on this road for 4 miles and then turn left onto Fleetway. The property can be found a few houses along on your left hand side.

| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                 |                         |           | (92 plus) A                                                     |                         |           |
| (81-91) B                                   |                         |           | (81-91) B                                                       |                         |           |
| (69-80) C                                   |                         |           | (69-80) C                                                       |                         |           |
| (55-68) D                                   |                         |           | (55-68) D                                                       |                         |           |
| (39-54) E                                   |                         |           | (39-54) E                                                       |                         |           |
| (21-38) F                                   |                         |           | (21-38) F                                                       |                         |           |
| (1-20) G                                    |                         |           | (1-20) G                                                        |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

