



## 47 Woad Lane

Great Coates, Grimsby, North East Lincolnshire DN37 9NB

Situated in the desirable and well-connected village of Great Coates, this two-bedroom semi-detached bungalow offers excellent potential and is ideal for those looking to modernise and create a home to their own taste. The property includes a kitchen, dining/sitting room with a charming log burner, a separate lounge, and a bathroom. Externally, there is off-road parking, a detached garage, and well-stocked gardens. The generous rear garden boasts a patio area, summer house, shed, greenhouse, and established fruit trees—perfect for gardening enthusiasts. Offered with no onward chain, this is a fantastic opportunity in a sought-after location. Viewing is highly recommended.

- GREAT COATES VILLAGE
- SEMI DETACHED BUNGALOW
- IN NEED OF MODERNISATION
- KITCHEN
- DINING SITTING ROOM
- LOUNGE
- TWO DOUBLE BEDROOMS
- BATHROOM
- WELL MAINTAINED GARDENS
- DETACHED GARAGE & OFF ROAD PARKING



**Chain Free £175,000**



## DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

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## ENTRANCE

Accessed to the side of the property via a half glazed uPVC into the hallway.

## HALLWAY

Having coving to the ceiling, picture rail, dado rail and carpeted flooring.



## KITCHEN

12'7" x 8'8" (3.84 x 2.65)

Benefitting from a range of wood fronted wall and base units with contrasting work surfaces and tiled splash backs incorporating a stainless steel sink and drainer, gas hob with extractor hood above and electric fan assisted oven beneath. Ample room for an automatic washing machine and fridge freezer. Finished with tiled effect vinyl flooring, two uPVC double glazed windows and one side window with half glazed uPVC door leading to the side porch.



## KITCHEN



## KITCHEN



## PORCH

Access to the side of the property via a half glazed uPVC door with side and top light into the porch.

## DINING/SITTING ROOM

13'11" x 12'0" (4.26 x 3.66)

This multi purpose room has a uPVC double glazed bay window to the side aspect and a further uPVC double glazed window to the other aspect. Finished with coving to the ceiling, plate rack, carpeted flooring a radiator. The main focal point is the open chimney breast with wood surround, tiled hearth and wood burning stove.



## DINING/SITTING ROOM



## DINING/SITTING ROOM

### LOUNGE

13'0" x 11'11" (3.98 x 3.65)

Having dual aspect uPVC double glazed windows, coving to the ceiling, carpeted flooring and radiator.



## LOUNGE



## BEDROOM ONE

12'8" x 11'0" (3.87 x 3.37)

The first double bedroom has a uPVC double glazed window to the rear aspect, carpeted flooring, coving to the ceiling and radiator. Wall to wall fitted wardrobes.



## BEDROOM TWO

11'10" x 8'9" (3.62 x 2.69)

The second double bedroom has a uPVC double glazed window to the front aspect, coving to the ceiling, picture rail, carpeted flooring and wall to wall wardrobes.



## BATHROOM

8'0" x 5'6" (2.46 x 1.70)

Benefitting from a three piece suite comprising of; Bath, pedestal hand wash basin and low flush wc. Finished with part tiled walls, carpeted flooring, coving to the ceiling, radiator and uPVC double glazed window to the side aspect.



## OUTSIDE



### THE GARDENS

The property has well maintained gardens with a lawn to the front and low brick wall, paved pathways and well stocked borders, driveway providing off parking for several vehicles and leading to the detached garage. The larger than average rear garden is a gardeners paradise with its mature hedged boundaries, lawn, mature fruit trees, summer house, timber shed with electric and green house.



### THE GARDENS



### THE GARDENS



### THE GARDENS



### GARAGE

Having an up and over door to the front and is fitted with electric and lighting.

### COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC -

### TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

**VIEWING ARRANGEMENTS**

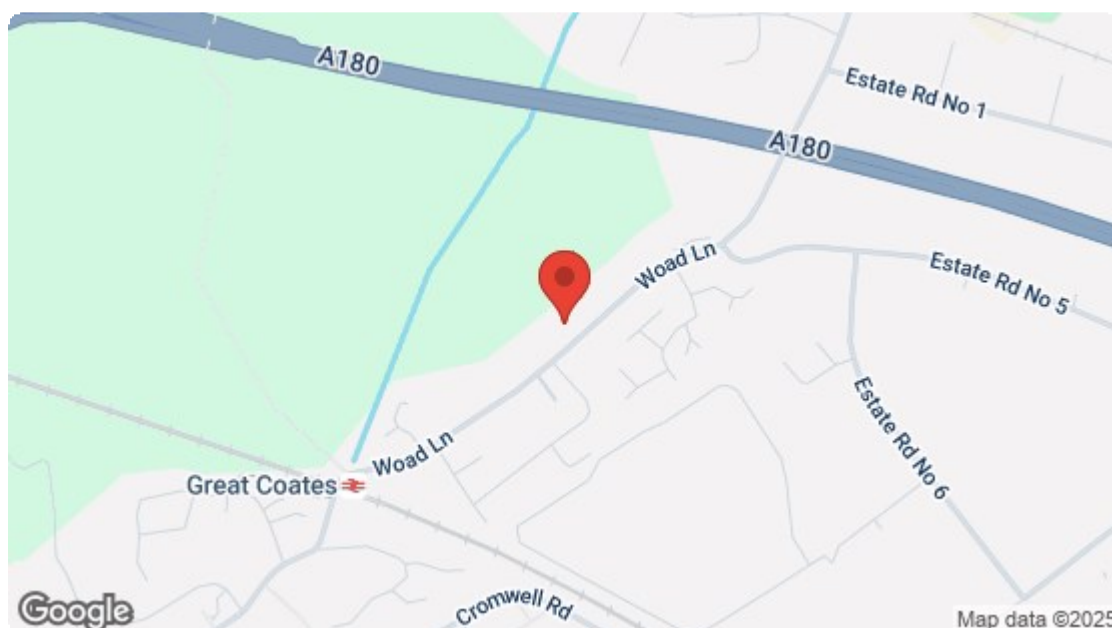
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

**OPENING TIMES**

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



Total area: approx. 79.7 sq. metres (857.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	63	77
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.