



Yew Tree Cottage Ings Lane Grimsby, North East Lincolnshire DN36 5UX

Charming Cottage-Style Home in Idyllic North Cotes Setting - Tucked away in a peaceful and beautifully secluded part of the ever-popular village of North Cotes, this delightful three-bedroom semi-detached cottage-style home is bursting with character, warmth, and charm. Surrounded by established, lovingly maintained gardens, the property offers a wonderful sense of privacy and calm—perfect for those seeking a quiet countryside lifestyle. Step inside to discover a welcoming entrance lobby leading to a cosy yet spacious lounge/dining room, complete with a striking stone fireplace, beamed ceiling, and a warm, rustic ambience. The shaker-style kitchen with cream units and integrated appliances opens to a charming raised dining or sitting area—ideal for relaxed family meals or morning coffee overlooking the garden. The home has been thoughtfully updated over the years while retaining its traditional appeal. It features a stylish bathroom and three well-sized bedrooms, including a generous master suite with en-suite facilities. Additional benefits include oil-fired central heating, golden oak uPVC double glazing, and a fitted security alarm system. Outside, the magic continues with ample off-road parking, enchanting gardens front and rear, and a lovely summer house that looks out over open fields with horses—offering a true countryside escape just minutes from local amenities. Whether you're looking for a peaceful retreat, a family home, or a move-in-ready cottage in a desirable village, this property is sure to capture your heart.

£240,000

- VILLAGE LOCATION
- COTTAGE STYLE PROPERTY
- KITCHEN DINER
- SNUG DINING AREA
- LOUNGE DINER
- THREE DOUBLE BEDROOMS
- MASTER WITH EN SUITE TOILET
- WELL MAINTAINED GARDENS
- VIEWS OVER PADDOCKS
- SUMMER HOUSE



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

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GROUND FLOOR

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ENTRANCE

Accessed via a composite door into the porch.

PORCH

Having tiled flooring with a uPVC double glazed window to the side aspect and double wooden glazed doors leading to the lounge diner.



NAME



LOUNGE/DINING ROOM

20'11" x 15'3" (6.40 x 4.65)

This spacious multi functional room offers ample room to accommodate both living and dining areas. Full of character with ample natural light from the uPVC double glazed window, rustic beams and matching pillar with feature inglenook fireplace housing a multi-fuel stove and a heavy rustic mantel. Finished with two radiators and wood effect laminate flooring.



LOUNGE/DINING ROOM



LOUNGE/DINING ROOM



LOUNGE/DINING ROOM



KITCHEN DINER

12'9" x 12'0" (3.89 x 3.66)

The kitchen diner benefits from a large range of cream front wall and base units with contrasting wood effect worksurfaces and tiled splashbacks incorporating a ceramic sink and drainer, electric hob with electric fan assisted oven beneath with glass splashback and chimney style extractor hood, integrated dishwasher and space for an automatic washing machine. Finished with matching island, under stairs storage cupboard, tiled flooring, down lights to the ceiling and two radiators. Returned stair case leading to the first floor and exposed brick steps leading to the snug/dining area.



KITCHEN DINER



SNUG/DINING AREA

12'2" x 8'11" (3.71 x 2.74)

Open from the kitchen with a further range of sage green front base units with contrasting worksurfaces, space for a fridge freezer and tumble dryer. Finished with wood effect laminate flooring, radiator and uPVC double glazed French doors leading to the patio area.



SNUG/DINING AREA



SNUG/DINING AREA



BATHROOM

12'0" x 6'9" (3.66 x 2.08)

The modern bathroom benefits from a white four piece suite comprising of; Bath with central taps and hand shower attachment, pedestal hand wash basin, low flush wc and corner shower with glazed screens. Finished with tiled walls, vinyl flooring, heated towel rail, coving and down lights to the ceiling and a uPVC double glazed window to the rear aspect.



FIRST FLOOR

FIRST FLOOR LANDING

Having continued carpeted flooring, solid wood connecting doors and loft access to the ceiling. The loft has a pull down ladder, light and is boarded.



BEDROOM ONE

18'11" x 15'3" (5.79 x 4.65)

The larger than average master bedroom has two uPVC double glazed windows to the front aspect, carpeted flooring, radiator and wall to wall built in wardrobes. Door leading to the end suite toilet.



BEDROOM ONE



ENSUITE

The handy en suite toilet benefits from a combination unit with modern doors housing a hand wash basin and low flush wc with hidden cistern. Finished with tiled walls to dado height, down lights, heated towel rail and vinyl flooring.



BEDROOM TWO

12'7" x 9'3" (3.84 x 2.84)

The second double bedroom has a uPVC double glazed window to the rear aspect, carpeted flooring and radiator.



BEDROOM THREE

9'3" x 9'3" (2.84 x 2.84)

The third double bedroom is again to the rear aspect with a uPVC double glazed window, carpeted flooring and radiator.



OUTSIDE

GARDENS

One of the true highlights of this delightful cottage-style property is undoubtedly its beautifully kept and lovingly maintained gardens. From the moment you arrive, you'll be struck by the sense of space and tranquillity the grounds offer. Set well back from the road, the home is approached via a gravelled driveway that provides generous off-road parking for several vehicles. To the front, a neatly manicured lawn framed by mature planting creates an attractive and welcoming first impression. To the side, a gated path leads you through to the enchanting rear garden—a private, peaceful haven that perfectly complements the charm of the home. Here you'll find a large, paved patio area ideal for outdoor dining and entertaining, opening out to a lush, well-tended lawn bordered by mature shrubs, flowering plants, and established trees that provide both colour and privacy throughout the seasons. A true gem at the bottom of the garden is the delightful summer house, complete with a decked veranda and electric power—making it the perfect spot for relaxing with a book, hosting friends, or enjoying summer evenings with a glass of wine as the sun sets. The elevated position allows for uninterrupted views over the neighbouring paddocks, where horses graze peacefully—adding to the calm, countryside atmosphere. Discreetly positioned within the garden is the oil tank, with the oil-fired boiler serving the home efficiently. A handy garden shed provides additional storage for tools or outdoor furniture, completing this picture-perfect outdoor space. Whether you're a keen gardener, a lover of the outdoors, or simply seeking a quiet retreat with beautiful surroundings, the gardens at this property offer a rare opportunity to enjoy nature and privacy right on your doorstep.

THE GARDENS



THE GARDENS



THE GARDENS



SUMMER HOUSE



SUMMER HOUSE



REAR VIEW



PATIO



FRONT GARDEN



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.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - C

EPC - E

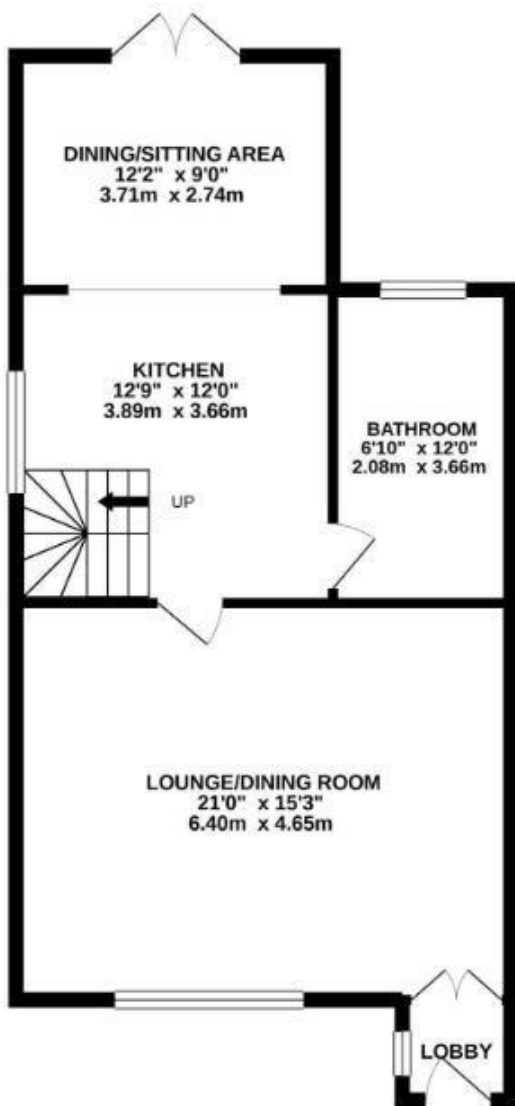
OPENING TIMES

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

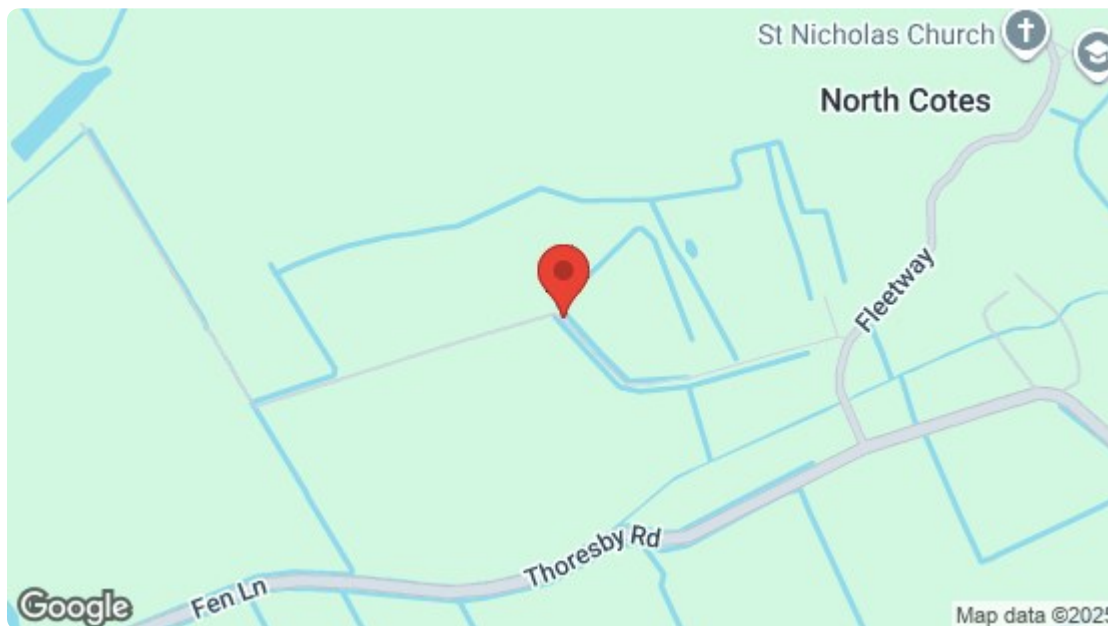
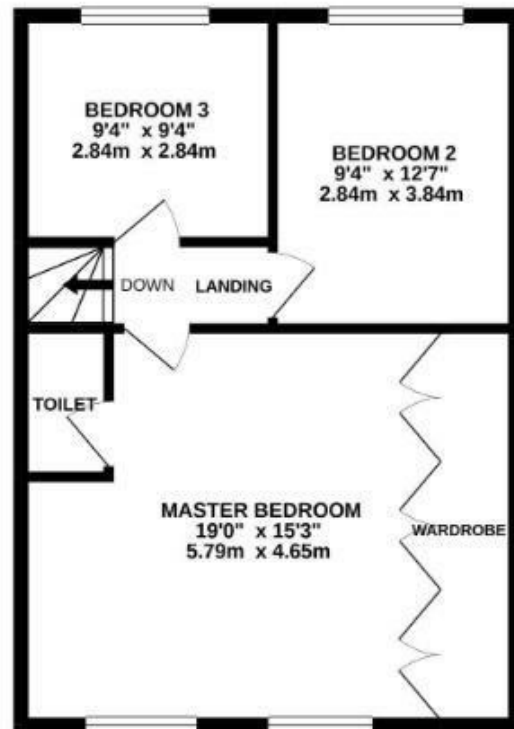
VIEWING ARRANGEMENTS

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

GROUND FLOOR
643 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	40	81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
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.