

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### 14 FLEETWAY, NORTH COTES GRIMSBY

**PURCHASE PRICE £395,000 FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

F

#### PURCHASE PRICE

£395,000

#### TENURE

We understand the property to be Freehold and this is to be confirmed by the solicitors



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Registered in England No. 4782567



## 14 FLEETWAY, NORTH COTES GRIMSBY

Bettles, Miles and Holland are delighted to offer for sale this executive detached house located in a village setting, boasting a fabulous kitchen breakfast room, ideal for family gatherings. This spacious property offers three generous reception rooms, providing ample space for entertaining or relaxation. The master bedroom features an en-suite bathroom and dressing room, while three additional double bedrooms offer comfort and versatility, with one enjoying its own en-suite. Enjoy the tranquillity of the conservatory, complete with a luxurious hot tub. The property also includes a double garage, front and rear gardens, and a driveway providing ample off-road parking.

### ENTRANCE HALL

Through a u.PVC double glazed door and side window into the hall with stairs to the first floor accommodation, a vertical central heating radiator with a built in mirror, Amtico flooring, an under stairs cupboard, a light and coving to the ceiling.



## 14 FLEETWAY, NORTH COTES GRIMSBY

### LOUNGE

15'11 x 14'6 (4.85m x 4.42m)

The lounge to the front of the property with a u.PVC double glazed boxed bay window with a storage window seat, a multi fuel inset cassette style burner with a granite hearth and a feature tiled surround. There is a vertical radiator, a light and coving to the ceiling and bi fold doors into the family room.



## 14 FLEETWAY, NORTH COTES GRIMSBY

### **SITTING ROOM**

14'3 x 15'1 (4.34m x 4.60m)

With u.PVC double glazed french doors with side windows, two vertical radiators, a light and coving to the ceiling.



### **DINING ROOM**

15'1 x 11'9 (4.60m x 3.58m)

With u.PVC double glazed french doors and side windows, a vertical radiator, Amtico flooring, a light and coving to the ceiling.



## 14 FLEETWAY, NORTH COTES GRIMSBY

### **KITCHEN/BREAKFAST ROOM**

22'3 x 10'11 (6.78m x 3.33m)

With white gloss wall, base and larder cupboards and a fixed breakfast bar all with contrasting work surfaces and upstands, a black composite sink unit with a mixer tap. An integrated Neff electric hob, two Neff electric "Hide and Slide" ovens, a NEFF combination oven and microwave, a washing machine and dishwasher and there is space for an double fridge/freezer. A u.PVC double glazed bay window with built in storage, two further u.PVC double glazed windows, a vertical radiator, Amtico flooring, lighting to the plinths, spotlights and coving to the ceiling.



## 14 FLEETWAY, NORTH COTES GRIMSBY

### KITCHEN/BREAKFAST ROOM



### UTILITY AREA

5'5 x 8'9 (1.65m x 2.67m)

With a u.PVC double glazed door to the side, a vertical radiator and the Worcester boiler.

## 14 FLEETWAY, NORTH COTES GRIMSBY

### WC

4'10 x 4'10 (1.47m x 1.47m)

With a white WC with a central chrome flush, a vanity sink unit with a gold effect mixer tap. A u.PVC double glazed window, a white ladder style radiator, Amtico flooring and a light to the ceiling.



### LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off, there is a storage cupboard, loft access, a light and coving to the ceiling.

## 14 FLEETWAY, NORTH COTES GRIMSBY

### **BEDROOM 1**

14'4 x 14'6 (4.37m x 4.42m)

The master bedroom is to the front of the property with a u.PVC double glazed window, a radiator, door to the ensuite bathroom, a light and coving to the ceiling.





## 14 FLEETWAY, NORTH COTES GRIMSBY

### **ENSUITE BATHROOM**

9'5 x 10'11 (2.87m x 3.33m)

With a white suite comprising of a Jacuzzi bath with a chrome waterfall tap, a WC and a double sink all set in grey vanity units with chrome fittings. A double length shower with a glass screen with an Aqualisa shower and an external remote switch. A u.PVC double glazed window, mermaid boarding to the shower, sink and bath areas, Amtico flooring, a radiator and spot lights to the ceiling. Door to the dressing room.



### **DRESSING ROOM**

10'11 x 2'4 (3.33m x 0.71m)

Fitted wardrobes to one wall with sliding mirrored doors, a radiator and a velux rooflight. There is loft access and a light to the ceiling.



## 14 FLEETWAY, NORTH COTES GRIMSBY

### **BEDROOM 2**

11'3 x 12'0 (3.43m x 3.66m)

Another double bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator, fitted wardrobe, dressing table and bedside tables. There is a door to the ensuite and a light and coving to the ceiling.

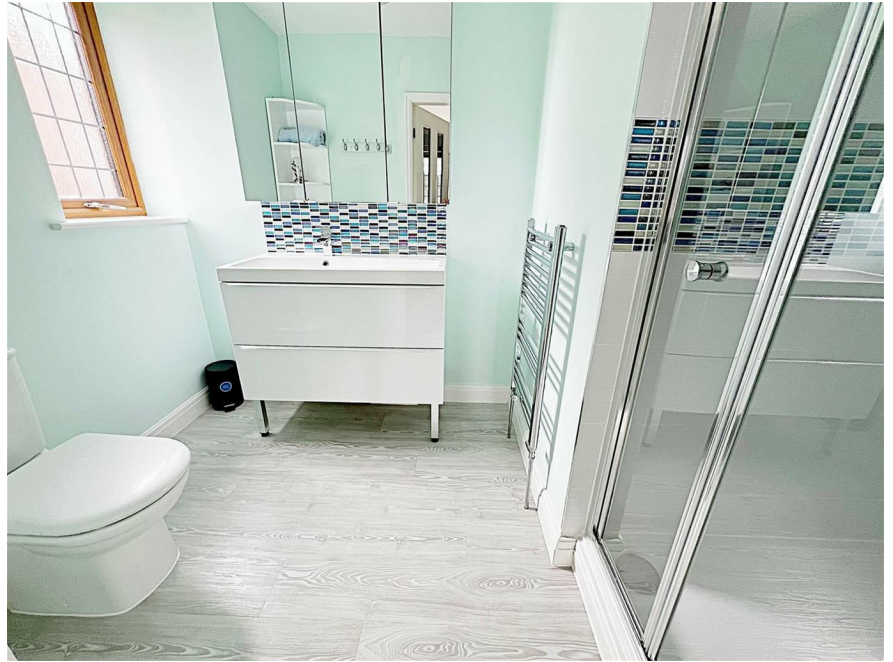


## 14 FLEETWAY, NORTH COTES GRIMSBY

### **ENSUITE**

6'2 x 5'10 (1.88m x 1.78m)

A white WC with a central chrome flush, a white sink set in a vanity unit with a chrome mixer tap and a shower with a glass folding door. A u.PVC double glazed window, a chrome ladder style radiator, tiling to the shower and sink areas. Amtico flooring and a light to the ceiling.



### **BEDROOM 3**

10'1 x 13'6 (3.07m x 4.11m)

With a u.PVC double glazed window, a central heating radiator, a light and coving to the ceiling.



## 14 FLEETWAY, NORTH COTES GRIMSBY

### **BEDROOM 4**

10'5 x 10'3 (3.18m x 3.12m)

This bedroom to the rear of the property with a u.PVC double glazed window, a central heating radiator, a light and coving to the ceiling.



### **FAMILY BATHROOM**

8'6 x 7'10 (2.59m x 2.39m)

With a white suite comprising of a P-Shaped bath with a chrome mixer tap and a plumbed shower over and a glass shower screen. A WC and sink set in a vanity unit with chrome fittings. A u.PVC double glazed window, a white ladder style radiator, Amtico flooring, a light and coving to the ceiling.



### **DOUBLE GARAGE**

The double garage with electric doors, a u.PVC double glazed window to the rear and light and power within.

## 14 FLEETWAY, NORTH COTES GRIMSBY

### CONSERVATORY

The conservatory with a brick base, u.PVC double glazed windows to three side and u.PVC double glazed French doors. A polycarbonate roof, power and electric for the hot tub, and waterproof sockets.



## 14 FLEETWAY, NORTH COTES GRIMSBY

### OUTSIDE

The front garden has a fenced and walled boundary and is laid to lawn with a mature shrub border. There is a tarmac drive providing ample off road parking and double gate at the side of the property lead to the detached double garage.

The rear garden has a fenced boundary and is mainly laid to lawn with a paved patio area and a plastic oil tank.

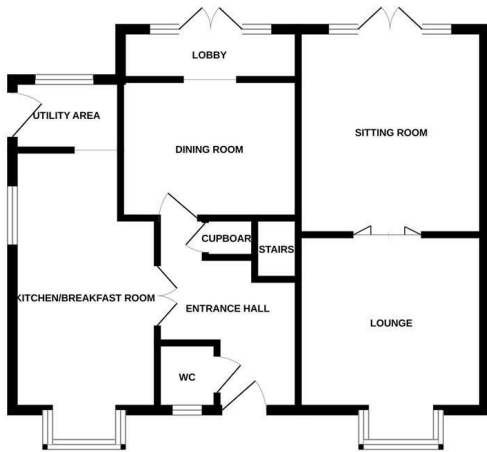


14 FLEETWAY, NORTH COTES GRIMSBY

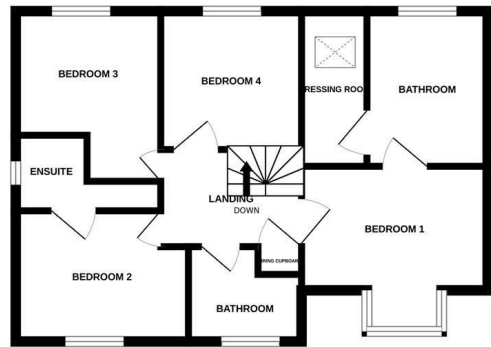
OUTSIDE



GROUND FLOOR




1ST FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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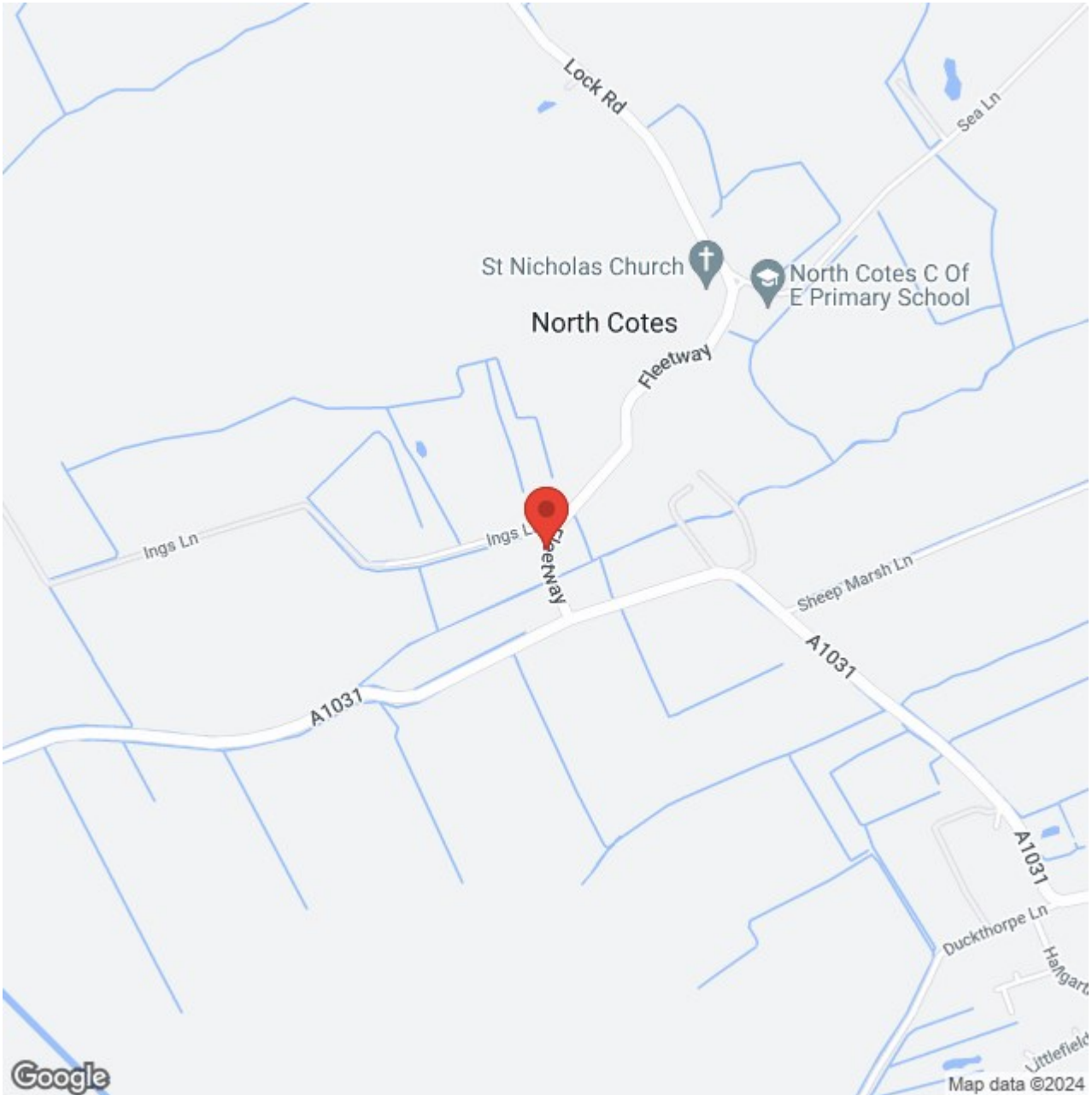


## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## ADDITIONAL NOTES

### **FREE VALUATIONS:**

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

### **B.M.H. PROPERTY MANAGEMENT.**

We offer a letting/management service:-

Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

### **MORTGAGE ADVICE**

#### **WE CAN OFFER INDEPENDENT MORTGAGE ADVICE**

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

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*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.*

*They normally charge a fee for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 payable on production of offer.*

*(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)*

**STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

**\* ALL MEASUREMENTS STATED ARE APPROXIMATE.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland