

Buy. Sell. Rent. Let.

lovelle



Station Road, Great Coates



4



2



2

When it comes to
property it must be

lovelle



Offers in excess of £369,950



This beautifully converted former Reading room and village hall in Great Coates village offers a spacious and characterful four-bedroom detached home with high ceilings, bespoke timber double glazed windows, modern amenities including gas central heating and an EV charging point, and stunning private gardens, all within a family-friendly location with excellent transport links and local amenities.

Key Features

- Immaculate detached property
- Popular Great Coates village
- Characterful and unique history
- Bespoke Timber Double Glazing
- Gas Central Heating
- EV Charging Point
- EPC rating C
- Tenure: Freehold





We are delighted to present for sale this immaculate, detached property, brimming with characterful features and located in the ever popular Great Coates village.

This unique property was previously a Reading room and village hall, before being professionally converted in 2012. It now stands as a beautifully presented four-bedroom house, boasting high ceilings and bespoke timber double glazed windows throughout. The property also benefits from gas central heating and an EV charging point.

Upon entering the home, you are greeted by a spacious hall, featuring a stunning large timber entrance door and return stairs leading to the first floor. Off the entrance hall is a convenient cloakroom with WC and sink.

The property offers two reception rooms. The first is a cosy lounge with exposed brick fire surround and an inviting multi-fuel stove. This room benefits from triple aspect windows and double doors leading to a modern kitchen, which is equipped with oak worktops, an oven, gas hob, extractor, and a dishwasher. There is also ample space for a dining table, and French doors open to the beautiful garden. The kitchen also leads to a Utility Room, fitted with matching units, sink, and plumbing for a washing machine.

The second reception room is currently used as an office, fitted with book shelving, but could be easily transformed into an additional bedroom if required.

The property boasts four bedrooms, three of which are spacious doubles, one being located on the ground floor with an en-suite bathroom. The bedrooms are light and airy, offering a peaceful retreat.

There are two bathrooms in the property. The family bathroom on the first floor has a shower over the bath, a WC, a sink, and an extractor fan. The second bathroom is on the ground floor, serving as an en-suite to bedroom 2 and features a double-width shower, sink, WC, and extractor.

The outside space is as impressive as the interior, with beautiful, private, and fully enclosed gardens surrounding the property. The house also benefits from a large driveway, providing ample parking for multiple vehicles.

The location of this property is perfect for families, with excellent public transport links, nearby schools, green spaces, walking and cycling routes, and access to the A180/M180. The local train station is also just a short distance away.

This property offers a perfect blend of modern living within a building steeped in history, boasting a host of characterful features. With its unique attributes and sought-after location, this home is a truly fantastic find.

Measurements

Cloakroom 2.10m X 1.01m
 Lounge 4.89m X 5.38m
 Kitchen 5.37m X 4.67m
 Utility Room 2.12m X 4.00m
 Study/Snug/Bedroom 3.49m X 3.10m
 Bedroom 1 4.38m X 3.91m
 Bedroom 2 4.42m X 3.90m
 Bedroom 3 2.36m X 2.86m
 Bedroom 4 (ground floor) 4.13m X 3.93m

En-suite (ground floor) 2.63m X 1.67m
Bathroom 2.38m X 3.99m

Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

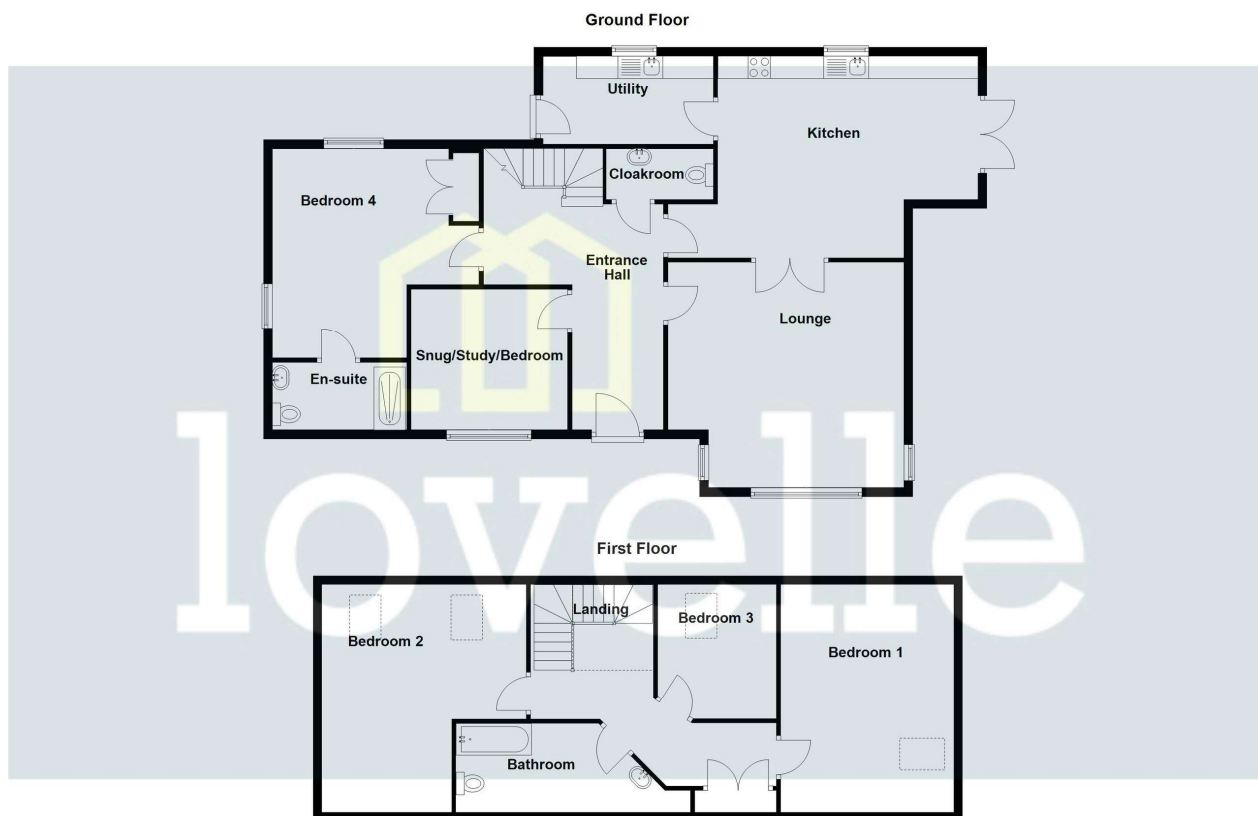
Mobile and broadband

It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.

Covenants

There are restrictive covenants listed on the property title deed, full details can be provided on request.





Please be advised that the floor plan is not drawn to scale and is to be used for illustrative purposes only.
Plan produced using PlanUp.

Station Road, Great Coates

When it comes to **property**
it must be


lovelle

01472 251918

grimsby@lovelle.co.uk

