

Buy. Sell. Rent. Let.



Station Road, Great Coates



When it comes to
property it must be


lovelle



£165,000



This immaculate semi-detached cottage, built around 1853 and located in the serene village of Great Coates, combines historical charm with modern comforts, featuring spacious rooms, a modern kitchen, dual-aspect windows, a luxurious bathroom, a private rear garden, and convenient access to local amenities and transport links, making it ideal for couples, first-time buyers, or retirees. Council Tax Band B.

Key Features

- Charming cottage built around 1853
- Modern Kitchen & Bathroom
- Two spacious bedrooms
- Off-road parking & garage
- Pleasant garden
- No Chain
- EPC rating TBC
- Tenure: Freehold





We are delighted to present this immaculate, semi-detached cottage that is a blend of modern comfort and rich history. Built approximately in 1853, this charming property is situated in the serene village of Great Coates, offering easy access to local amenities, nearby schools, public transport links, and the train station. The A180 is also easily accessible, making this property a perfect pick for couples, first-time buyers, or retirees seeking a blend of convenience and tranquillity.

Upon entering the house you are greeted by a welcoming, spacious entrance hall with stairs leading to the first floor. There is a well-proportioned, spacious reception room with dual-aspect windows, allowing natural light to flow in generously. A feature electric fire adds an air of elegance and warmth to the space, making it an ideal spot to unwind or entertain guests.

The property offers a modern kitchen equipped with a range of units, an electric cooker point, and plumbing for a washer. There is also a spacious under stairs cupboard with electric socket and light.

There are two spacious double bedrooms, each boasting dual-aspect windows that ensure the rooms are flooded with light. The first bedroom has the added advantage of built-in wardrobes, offering ample storage space.

The luxurious bathroom suite comprises a shower over a bath, sink and a WC with vanity units. An added benefit is a full height cupboard housing the boiler and having shelving and storage space, whilst being cleverly tucked away for added convenience.

The property's unique features enhance its appeal. The cottage-like feel, uPVC double glazing, gas central heating, Virgin Cable installed to both bedrooms and the lounge, and a new roof installed in 2022 that comes with a 15 year guarantee, are just some of the elements that add to the charm and functionality of this home. The house comes with a driveway leading to a detached garage, equipped with an electric roller shutter door and additional side space that could serve as a workshop area.

One of the standout features is the private rear garden with a lovely rear aspect, which is easy to maintain and ideal for outdoor relaxation or entertainment. This house is offered for sale with no onward chain, making it an enticing opportunity for those seeking a hassle-free purchase.

In conclusion, this immaculate property, is ideally suited for those seeking a blend of charm and functionality. It offers a unique opportunity to own a piece of history while enjoying all the comforts of a contemporary home.

Measurements

Hall 2.19m X 2.12m
Lounge 4.45m X 3.62m
Kitchen 3.56m X 2.37m
Bathroom 2.12m X 2.29m
Bedroom 1 3.67m X 3.79m
Bedroom 2 2.43m X 3.60m
Garage 2.97m X 5.01m
Workshop Area 3.19m X 1.34m

Disclaimer

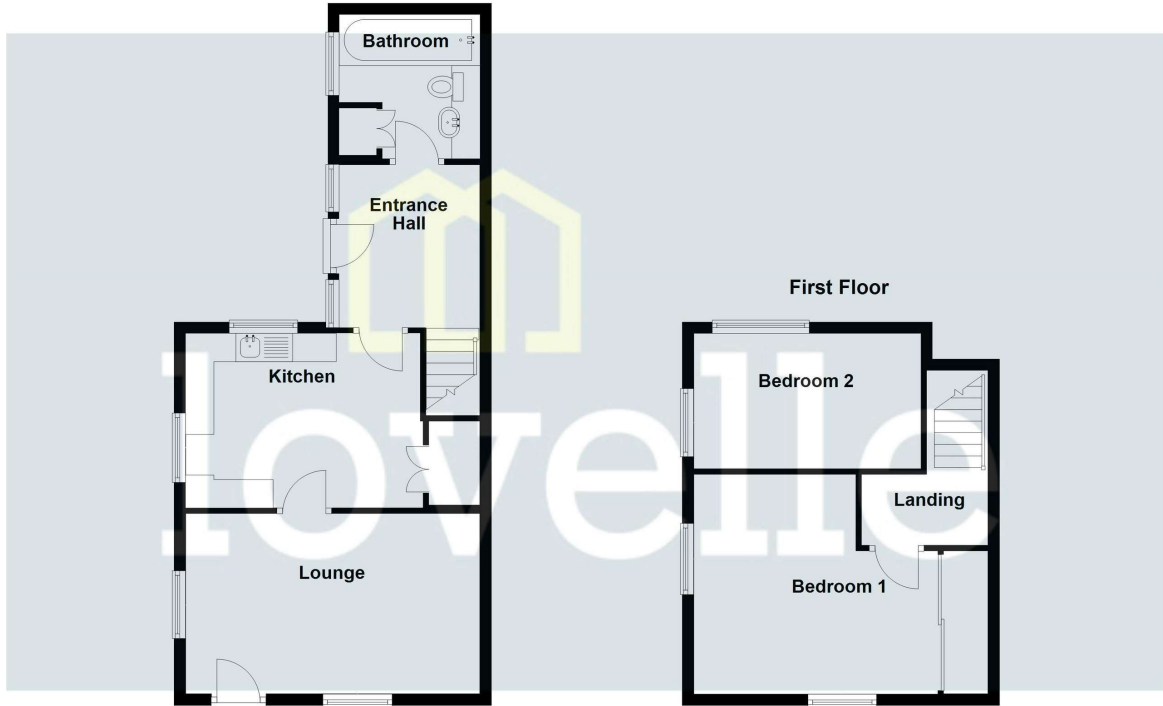
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.



Ground Floor



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