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Little Coates Road, Grimsby



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When it comes to  
property it must be

  
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£150,000

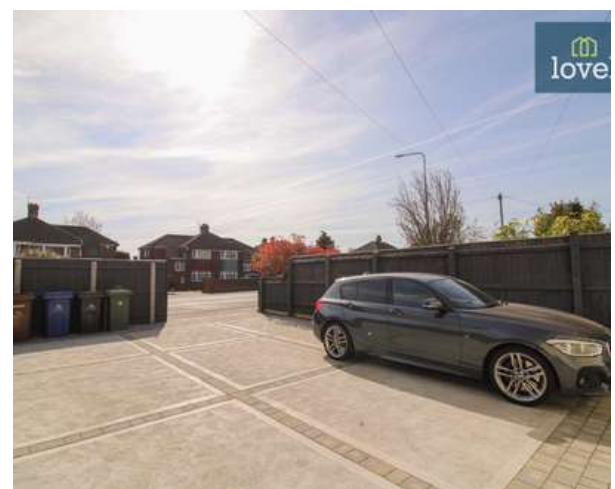
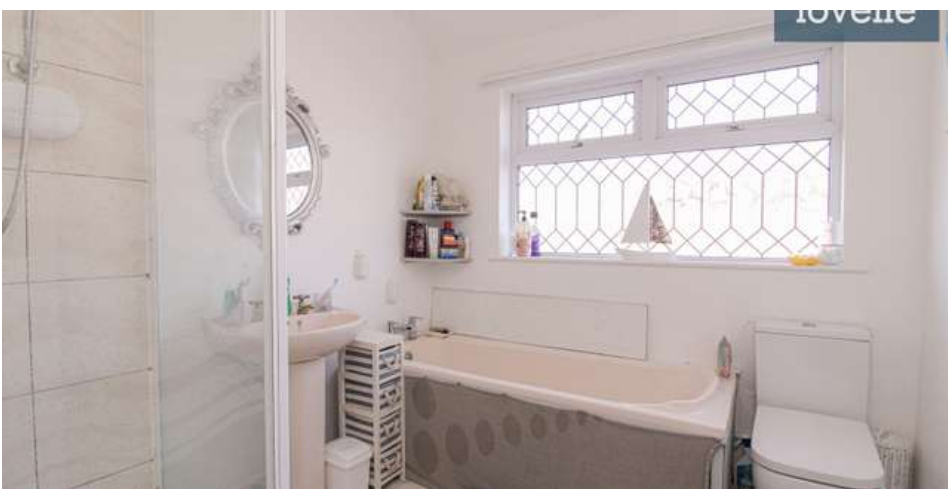
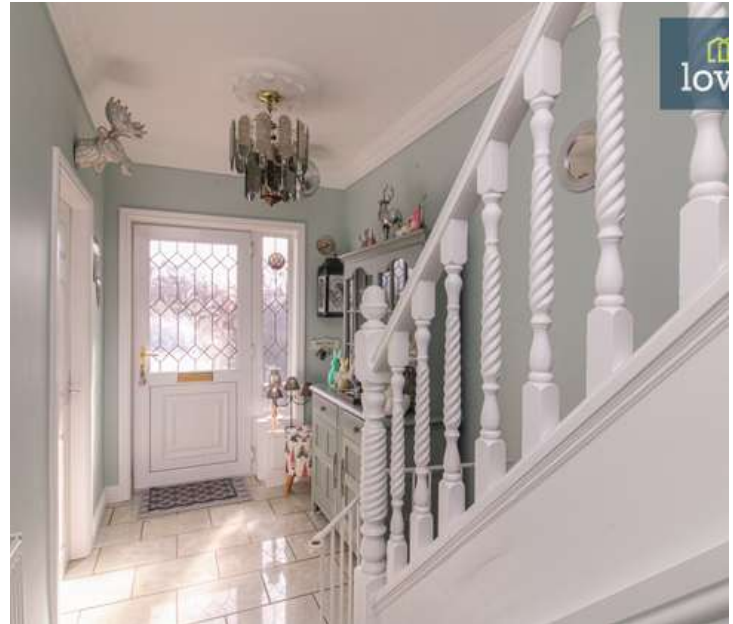


This charming 4-bedroom terraced house, ideal for first-time buyers and families, offers a blend of comfort and convenience with its tastefully decorated lounge, homely kitchen with dining area, well-appointed bathroom, ample parking, and proximity to transport, schools, and green spaces.

### Key Features

- Mid-Terraced House
- Four Bedrooms
- Lounge & Kitchen/Diner
- Family Bathroom
- uPVC DG & GCH
- Driveway
- EPC rating TBC
- Tenure: Freehold





Presenting an enchanting 4-bedroom terraced house for sale, situated in an ideal location with public transport links, nearby schools, local amenities, and accessible green spaces. This property boasts a tasteful amalgamation of comfort and convenience that is perfect for first-time buyers and families alike.

The property comprises a pleasant lounge that has been tastefully decorated, offering a warm and inviting space for relaxation and entertainment. The kitchen is a homely haven with wood effect units, an oven and hob, and plumbing for both a dishwasher and washer. It also offers a dining space with French doors that open to a pleasant rear garden, creating an ideal setting for alfresco dining.

The property offers four comfortable bedrooms, two of which are spacious doubles, and the others are cosy singles. The bathroom is well-appointed with a shower, bath, and sink, providing all the necessities for a modern family home.

Other notable features of this property include uPVC double glazing and gas central heating, enhancing the overall comfort and efficiency of the home. Externally, the property benefits from a large driveway at the front, ensuring ample parking space for residents. This charming property is a rare find and certainly not to be missed.

## Measurements

Hall 1.81m X 4.10m

Lounge 3.95m X 3.90m

Kitchen/Diner 3.33m X 5.76m

Bedroom 1 3.82m X 3.84m

Bedroom 2 3.46m X 3.96m

Bedroom 3 2.83m X 2.26m

Bedroom 4 2.06m X 3.33m

Bathroom 2.30m X 2.25m

## Disclaimer

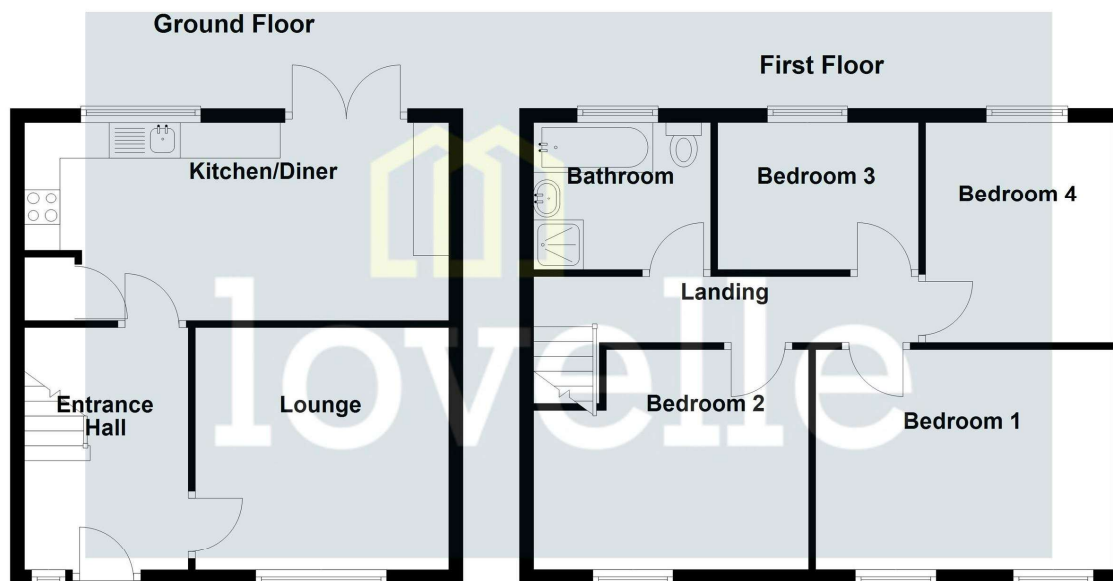
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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](http://checker.ofcom.org.uk) in order to review available wifi speeds and mobile connectivity at the property.

## Non-standard construction

Please be advised that the property is of non-standard construction (concrete), prospective purchasers should discuss this with the financial advisor so that a suitable lender can be chosen.



Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.  
Plan produced using PlanUp.

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