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## Holme Farm Close, Great Coates



When it comes to  
property it must be

  
**lovelle**



**£219,950**



A well-presented three-bedroom detached family home in a Great Coates cul-de-sac, offering a bay-fronted lounge, kitchen with dining room, conservatory, en-suite to the main bedroom, family bathroom, driveway and garage, plus a private landscaped rear garden with patio and brick-built barbecue, all within easy reach of local amenities, schools, transport links and Grimsby town centre.

**Key Features**

- Detached House
- Immaculate Throughout
- Generous Plot, Landscaped Garden
- Driveway & Garage
- Three Bedrooms, Two Reception Rooms & Conservatory
- uPVC DG & GCH
- EPC rating C
- Tenure: Freehold





Lovelle offer to market this three-bedroom detached house in the popular village of Great Coates, close to Grimsby, and provides well-presented accommodation suited to families.

A welcoming entrance hall gives access to the ground floor accommodation, including a cloakroom with WC and sink. The main lounge is tastefully decorated and features a bay window to the front and a feature electric fire, creating a comfortable reception space. To the rear, a dining room opens from the kitchen, providing a natural flow for everyday living and mealtimes. From here, doors lead into a spacious conservatory with ceiling fan and doors opening directly onto the rear garden, offering additional reception space that can be enjoyed throughout much of the year.

The kitchen is fitted with modern units and includes an oven and hob, sink and plumbing for a washer, offering a practical and functional workspace.

Upstairs, the property offers three bedrooms. Bedroom one is a double room with its own en-suite bathroom, which includes a rainfall shower, sink with vanity unit and WC. Bedrooms two and three are both spacious, making them suitable for children, guests or a home office. A separate family bathroom serves these rooms and is fitted with a bath, WC and sink.

Externally, the house benefits from a drive and garage, providing off-street parking and storage. The rear garden is a notable feature, being private and well landscaped, with multiple seating areas and a brick-built barbecue. This layout is ideal for outdoor dining and family use. The property also benefits from uPVC double glazing and gas central heating.

The house is located in a cul-de-sac within Great Coates village, a setting that is popular with families. The area offers nearby schools and local amenities in both Great Coates and the wider Grimsby area, including supermarkets, shops and leisure facilities. There are also accessible walking routes in and around the village, with further green spaces and parks available in neighbouring residential areas.

Public transport links are available from Great Coates railway station, which provides services towards Grimsby and Cleethorpes to the east and to towns further west via the wider rail network. Road connections give straightforward access into Grimsby town centre and towards the A180 for commuting.

Viewings are advised!





## 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.





Total area: approx. 92.5 sq. metres (996.2 sq. feet)

The provided floor plan is intended for general informational purposes only and may not accurately represent the exact dimensions, layout, or features of the property. The floor plan should not be relied upon for making decisions about purchasing, renting, or modifying the property. Actual measurements and features may vary. It is recommended that interested parties conduct a physical inspection of the property to verify the accuracy of the floor plan and obtain specific information about the property's condition, amenities, and any other relevant details.  
Plan produced using PlanUp.

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01472 251918  
grimsby@lovelle.co.uk