ARGYLE
ESTATE AGENTS

16 Ferndown, Great Coates, North East Lincolnshire, DN37 9PW
£175,000

31 Sea View Street, Cleethorpes, North East Lincolnshire, DN35 8EU Tel: 01472 603929

Key Features:

- Detached Bungalow
- Flexible Two/Three Bedroom Accommodation
- Peaceful Village Setting
- Pleasant Cul De Sac Position
- Driveway Parking & Detached Garage
- Excellent Potential
- No Forward Chain

A well maintained two/three bedroom detached bungalow located in the popular village of Great Coates, tucked away in a peaceful residential setting.
Offered for sale with no forward chain, the property presents excellent scope for modernisation and refurbishment - a perfect choice for those looking to put their own stamp on a home.
Set off a central entrance hall, the accommodation includes a bay fronted lounge, kitchen diner, bathroom, and three versatile bedrooms, one of which is currently utilised as a dining room.
Occupying a pleasant cul de sac position on Ferndown, the property benefits from a private rear garden, along with ample driveway parking and a detached garage.

ENTRANCE HALL
With a built-in storage cupboard, and access to the loft.

LOUNGE
16'0" x 11'8" (4.88 x 3.57)
With a bay window to front aspect, and gas fireplace.

KITCHEN
11'3" x 10'10" (3.45 x 3.32)
With a range of traditional wooden units and worktops incorporating a breakfast bar. Integrated double oven, electric hob, and space for further appliances. Rear aspect window and access onto the garden.

BATHROOM
7'3" x 6'11" (2.22 x 2.12)
Fitted with a panelled bath, pedestal basin and WC.

BEDROOM 1
11'6" x 10'9" (3.51 x 3.28)
To rear aspect, with a large range of fitted wardrobes.

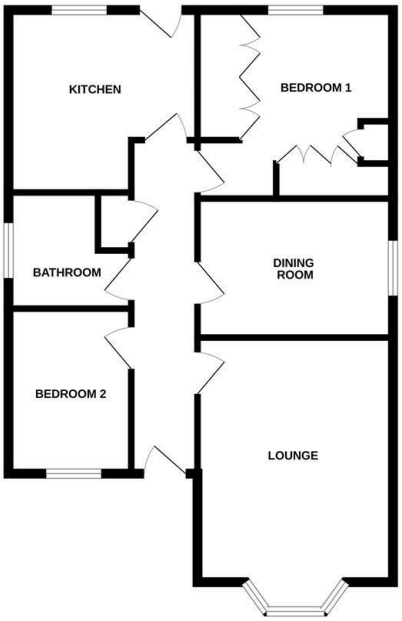
BEDROOM 2/DINING ROOM
11'8" x 8'10" (3.57 x 2.71)
Providing formal dining space or a second double bedroom, with a side aspect window.

BEDROOM 3
9'11" x 7'3" (3.03 x 2.22)
A single bedroom, to front aspect.

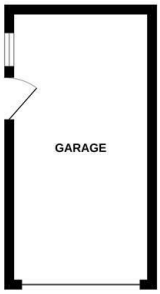
TENURE
Freehold

COUNCIL TAX BAND
C

GROUND FLOOR
723 sq.ft. (67.1 sq.m.) approx.



1ST FLOOR
141 sq.ft. (13.1 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.2 sq.m.) approx.

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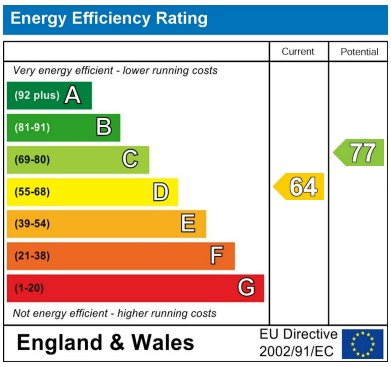

Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirrmed by a solicitor.
Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131
Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

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