



**16 Ferndown, Great Coates, North East Lincolnshire, DN37 9PW**  
**£185,000**

## 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**

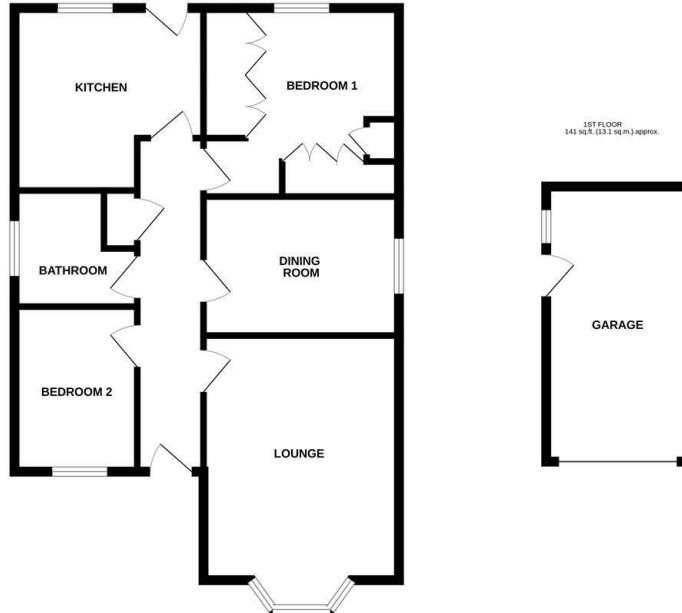
Freehold

### **COUNCIL TAX BAND**

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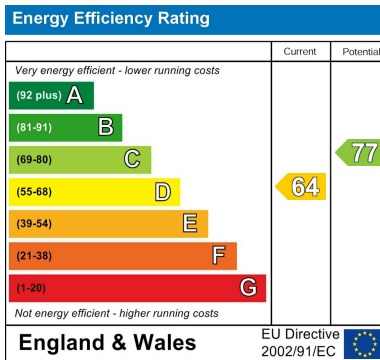


GROUND FLOOR  
723 sq ft (67.1 sq m) approx.



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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given. Made with Homagon i2020



### 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 confirmed 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.

### DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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