



34 Station Road, Great Coates, North East Lincolnshire, DN37 9NN
£370,000

Key Features:

- Superb Four Bedroom Detached Home
- Popular Village of Great Coates
- Full of Charm and Character
- Two Reception Rooms with Log Burners
- Open Plan Kitchen
- Separate Utility Room & Cloakroom/WC
- Four Double Bedrooms
- En Suite Shower Room & Family Bathroom
- Large Detached Garage/Workshop
- Ample Driveway Parking

Situated in the popular village of Great Coates, this unique four bedroom detached home is full of charm, warmth and individuality, offering spacious and versatile accommodation within a private and well-proportioned plot. Ideally placed for local amenities, well regarded schools and easy access to the A180 motorway links, with both Grimsby town centre and Cleethorpes seafront within easy reach. Immaculately presented throughout, a welcoming entrance hall leads through to the main living spaces. The front lounge is centred around a log burning stove and features French doors opening onto the front lawn, creating a bright and inviting room. A dual aspect living/dining room forms the heart of the home, also featuring a log burner and open plan access to the kitchen, creating a sociable layout ideal for everyday living and entertaining. A separate utility room and cloak/WC add further practicality. To the first floor are four good sized bedrooms. The main bedroom benefits from an en suite shower room, while the remaining bedrooms are served by a family bathroom. Externally, the property enjoys beautifully maintained west-facing gardens, featuring a generous lawn to the front providing an attractive outlook. The rear garden has been thoughtfully designed in a cottage-style, offering a tranquil and secluded outdoor retreat. A block paved driveway provides ample parking and access to a substantial detached garage/workshop, ideal for a variety of uses. A truly distinctive home in a desirable village setting, offering space, character and privacy in equal measure ...Viewing Highly Recommended.



ENTRANCE HALL

9'7" x 7'10" (2.94 x 2.41)

A welcoming L-shaped entrance hall, with staircase leading to the first floor.

LOUNGE

17'10" x 13'0" (5.46 x 3.97)

Featuring French doors opening onto the front lawn, and fireplace incorporating a multi fuel stove.

LIVING/DINING ROOM

22'11" / 9'10" x 9'8" (7.03 x 2.96)

A dual aspect room, with French doors opening to the rear, and a bay window overlooking the front lawn. Featuring a fireplace incorporating a log burning stove.

OPEN PLAN KITCHEN

7'9" x 5'1" (2.37 x 1.56)

Fitted with a range of wall and base units, worktops incorporating a Belfast sink, gas cooker, and an integrated fridge. Access to the rear garden via a stable style door.

UTILITY ROOM

7'9" x 5'1" (2.37 x 1.56)

Providing further storage, space for laundry appliances, and housing the gas central heating boiler.

CLOAKROOM/WC

5'1" x 4'9" (1.56 x 1.46)

Fitted with a WC and hand basin.

FIRST FLOOR LANDING

With two built-in storage/airing cupboards, and a front aspect window to the half landing.

BEDROOM 1

13'1" x 9'8" (4.00 x 2.96)

Front aspect main bedroom.

EN-SUITE

8'5" x 3'1" (2.58 x 0.96)

Fitted with a shower enclosure and vanity unit.

BEDROOM 2

11'8" x 10'9" (3.58 x 3.29)

Rear aspect bedroom with built-in storage cupboard.

BEDROOM 3

10'11" x 9'9" (3.35 x 2.98)

Front aspect bedroom featuring a walk-in wardrobe.

BEDROOM 4

9'10" x 9'5" (3.00 x 2.88)

Rear aspect bedroom.

FAMILY BATHROOM

9'7" x 5'11" (2.94 x 1.81)

Fitted in a traditional style, featuring a freestanding slipper bath with shower mixer, pedestal basin and WC.

OUTSIDE

Occupying a corner position, the property sits within established gardens with mature boundary hedging providing excellent privacy, along with a generous lawned front garden. To the rear, a courtyard style garden offers a more enclosed setting, being mainly paved and partly walled. A block paved driveway provides ample off road parking and access to the garage.

GARAGE/WORKSHOP

28'10" x 10'7" (8.80 x 3.25)

A large detached brick garage, with up and over door, and pedestrian side access.

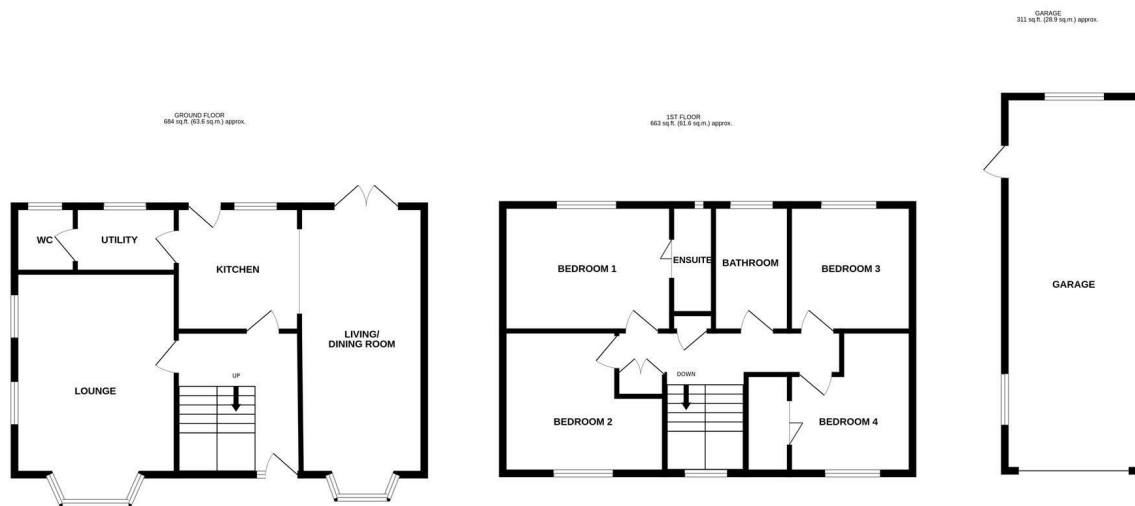
TENURE

Freehold

COUNCIL TAX BAND

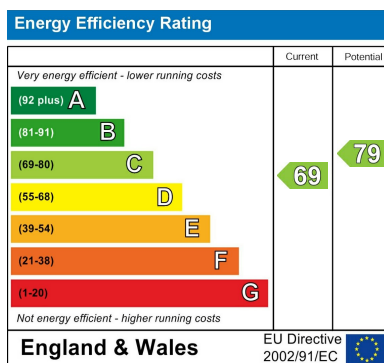
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TOTAL FLOOR AREA : 1657 sq.ft. (154.0 sq.m.) approx.

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 error, 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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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 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.

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