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Station Road
Great Coates
Grimsby
DN37 9NJ

Offers in the Region Of £156,950

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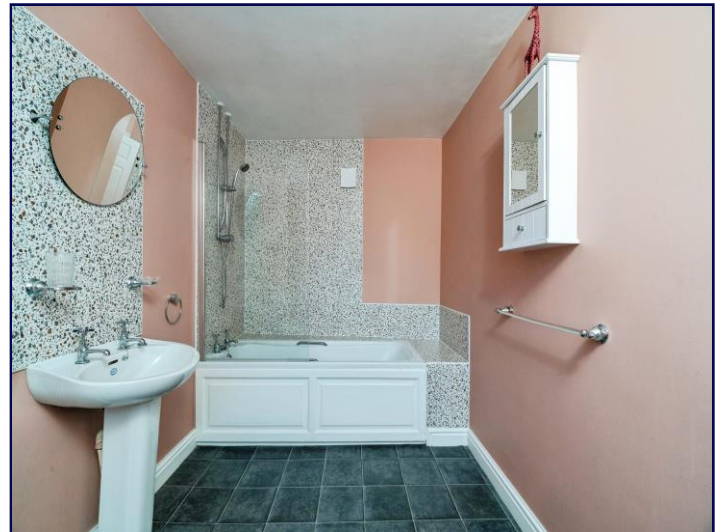
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Property Introduction

****Charming Cottage in a Sought-After Conservation Area – Great Coates**** Situated opposite St Nicolas Church on Station Road, Great Coates, this delightful cottage offers a wonderful blend of character, generous living space and exciting potential, making it an ideal purchase for first-time buyers, couples or a young family looking for a home with charm and individuality. Beautifully presented throughout, the property offers surprisingly spacious accommodation, with well-proportioned rooms and a welcoming feel from the moment you step inside. The cottage benefits from gas central heating and double glazing, providing modern-day comfort while retaining its traditional appeal. Being located within a conservation area adds to the special character of this attractive setting. The accommodation begins with a reception and dining hall, providing a versatile space for welcoming guests and enjoying family meals, with a staircase leading to the first floor. The inviting lounge is full of character, featuring a classic pine fireplace that creates an attractive focal point and a cosy atmosphere. The dining kitchen is fitted with white units and built-in appliances, offering a practical and appealing space for everyday cooking and entertaining. To the first floor, the landing leads to two impressive double bedrooms, both offering excellent proportions. The principal bedroom benefits from a walk-in wardrobe, with the added potential to explore the creation of an en-suite shower room, subject to any necessary consents and alterations. A well-appointed bathroom completes the first-floor accommodation, featuring a white suite and shower over the bath. Externally, the

property benefits from courtyard gardens, providing space to enjoy the outdoors, along with the valuable addition of a garage and a further off-road parking space. Full of charm, offering generous accommodation and presenting an exciting opportunity for a variety of buyers, this is a particularly appealing home in a distinctive village setting. Early internal viewing is highly recommended to fully appreciate the space, presentation and potential this lovely cottage has to offer.

Entrance Dining Hall

20' 7" x 10' 7" (6.28m x 3.22m)

Entering through the front door reveals a great welcoming space ideal as a dining room, a with dual aspect windows to the front and rear elevation, a radiator and vinyl flooring.

Living Room

17' 4" x 13' 5" (5.28m x 4.08m)

The living room has a window to the front elevation, a radiator and a carpeted floor. There is also a feature fire place.

Kitchen

12' 1" x 17' 0" (3.68m x 5.18m)

The kitchen has dual aspect windows to the rear and side elevation, a door to the rear, a radiator and vinyl flooring. There is also a fitted units with a ceramic sink and drainer, plumbing for a washing machine and an electric oven and gas hob with an extractor over.

First Floor Landing

The first floor landing has a window to the side elevation, a radiator and a carpeted floor. There is also a large built in cupboard.

Bedroom One

17' 3" x 13' 5" (5.27m x 4.08m)

Bedroom one has a window to the front elevation, a radiator and a carpeted floor. There is also a large walk in wardrobe space.

Bedroom Two

13' 0" x 10' 7" (3.96m x 3.22m)

Bedroom two has a window to the front elevation, a radiator and a carpeted floor.

Bathroom

6' 6" x 11' 2" (1.99m x 3.41m)

The bathroom has an opaque window to the rear elevation, a radiator and vinyl flooring. There is also a WC, basin and a bath with a mains shower and glass screen.

Garage

The garage provides storage or another parking space.

Outside

With a low maintenance courtyard garden space and parking in front of the garage door.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

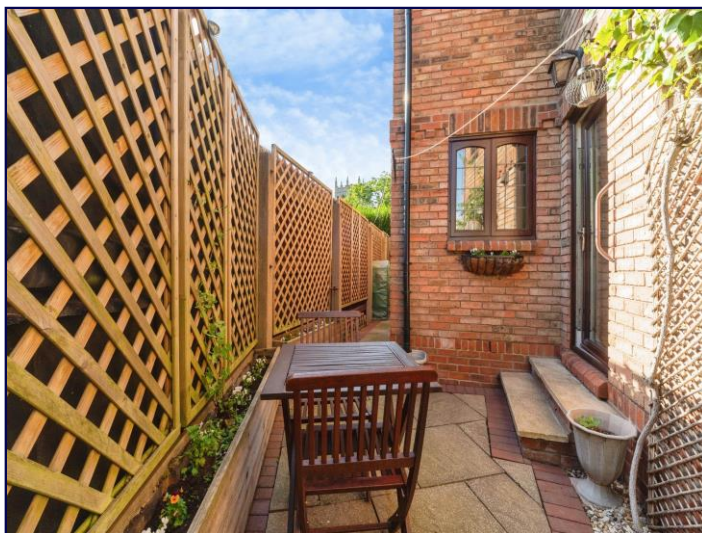
Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

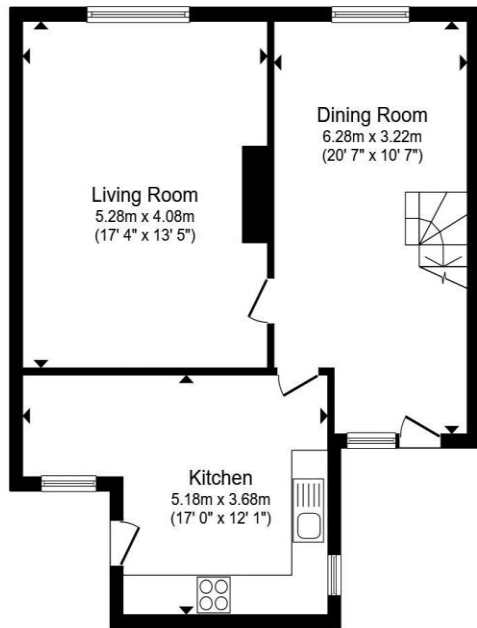
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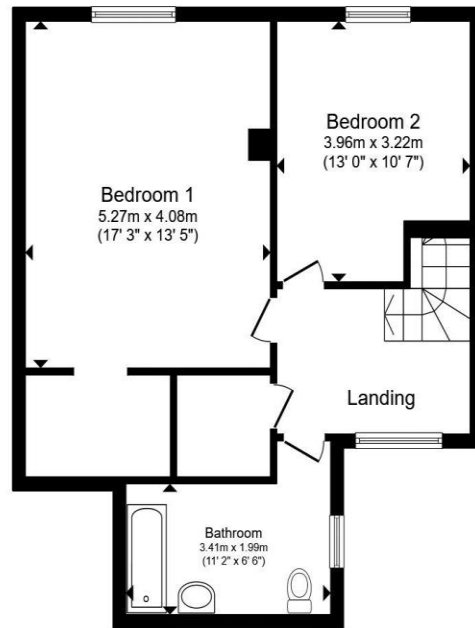
Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.





Ground Floor



First Floor

Total floor area 113.7 m² (1,224 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		