



4 MEADOWBANK
GRIMSBY, DN37 9PG

£175,000
FREEHOLD



WWW.BILTONS.CO.UK
01724 642002

4 MEADOWBANK



DESCRIPTION

Nestled within a quiet and friendly cul-de-sac in the sought-after village of Great Coates, this beautifully presented semi-detached two-bedroom bungalow has been renovated to an exceptional standard throughout and offers stylish, move-in-ready accommodation ideal for a range of buyers. Offered to the market with no onward chain, the property presents an excellent opportunity for those looking for a straightforward purchase.

The property boasts attractive low-maintenance gardens to both the front and rear, featuring lawned areas and a block-paved driveway providing ample off-road parking. Internally, the home is finished with quality Amtico flooring throughout and briefly comprises a welcoming entrance hallway, spacious lounge, two comfortable bedrooms, a stunning contemporary shower room, and a superb modern fitted kitchen complete with integrated appliances including a washing machine, fridge freezer, oven, and electric ceramic hob.

Located within the ever-popular village of Great Coates, the property benefits from a peaceful residential setting while remaining conveniently close to major road links, local amenities, and nearby industrial hubs, making it ideal for commuters and downsizers alike.

Early viewing is highly recommended to fully appreciate the quality and accommodation on offer.

ENTRANCE HALLWAY

With doors to all rooms and access to the loft

LOUNGE

front facing with Amtico flooring and an electric fire suite

KITCHEN

shaker style units with integrated appliances and complimenting worktops and a door to the rear garden

BEDROOM ONE

facing the rear garden this double bedroom benefits from Amtico flooring

BEDROOM TWO

facing the front this bedroom benefits from Amtico flooring

SHOWER ROOM

With vanity housed w.c and sink unit, walk in shower decorated with marble effect mermaid boarding and gold fixtures

GARDENS & DRIVEWAY

Well fenced around and landscaped to create an easy to maintain space for both the front and rear gardens, summer house and garden shed and wide side access from front to back

4 MEADOWBANK





4 MEADOWBANK

ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band B

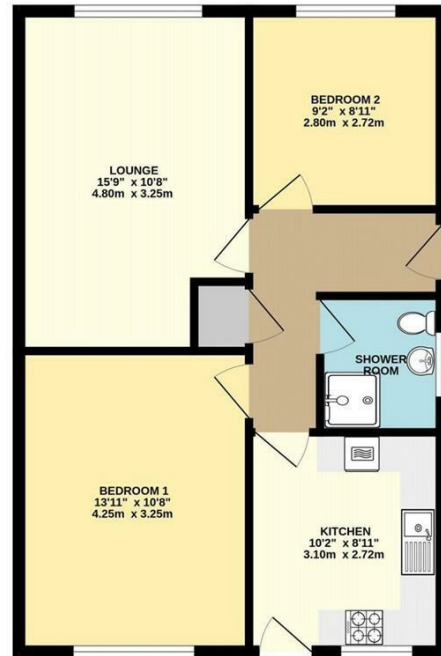
Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold



GROUND FLOOR
583 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA: 583 sq.ft. (54.1 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. Made with Metropix (2020)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

monique@biltons.co.uk

07808163324

<https://biltons.co.uk/>



BILTONS

THE PERSONAL
AGENTS

WWW.BILTONS.CO.UK

01724 642002