



Little Beck Lock Road, Grimsby, DN36 5UP

Offers in excess of £235,000

Located on Lock Road in the charming village of North Cotes, this delightful detached house offers a kitchen, lounge, dining room, conservatory, bedroom and bathroom to the ground floor.

To the first floor are four bedrooms and an ensuite. The property benefits from ample parking and a spacious rear garden with countryside views.

North Cotes is a popular rural village on the outskirts of Louth and within easy driving distance of Grimsby approximately 12 miles away. Louth is a sought-after market town known as the capital of the Lincolnshire Wolds an Area of Outstanding Natural Beauty, offering many facilities including shops, restaurants and a choice of schools including King Edward VI Grammar School (rated 'Outstanding' by Ofsted in 2011).

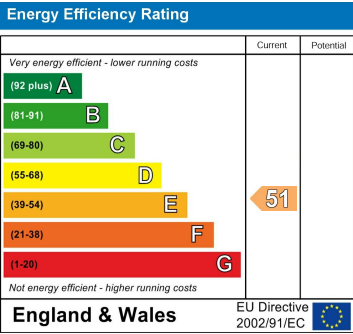
For commuting further afield, there are excellent road links nearby and Grimsby, the M180 and the Humber Bridge are also accessible. There are two excellent golf clubs nearby with Kenwick Park & Louth Golf club. For leisure, there are a variety of wonderful walking, cycling and riding routes in the surrounding countryside, while the Lincolnshire coast is approximately 10 miles away.

Call us today to book a viewing.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB
Tel: 0113 892 1166
sales@goodmove.co.uk
www.goodmove.co.uk