



**Woodmans Cottage Church Lane, Bradley, DN37 0AE**  
**£450,000**



## Key Features:

- Superb Three Bedroom Detached Cottage
- Idyllic Village Setting on Church Lane
- Peaceful Position with Open Views to the Rear
- Spacious Rear Aspect Lounge
- Dining Room/Third Bedroom
- Kitchen/Breakfast Room & Separate Utility Room
- Two En Suite Bathrooms & Ground Floor Shower Room
- Substantial Detached Double Garage
- Extensive Driveway Parking
- No Forward Chain

A rare opportunity to acquire this charming and individual detached home, set within the sought-after and picturesque village of Bradley. Enjoying a delightful rear outlook across neighbouring paddocks, the property offers a rare blend of character, privacy and countryside living—an outstanding opportunity for buyers seeking both tranquility and potential.

Originally dating from the 1940s and later extended in 2001, the cottage retains a wealth of character throughout, and offers generous and versatile living accommodation, with excellent potential for updating and further enhancement.

The accommodation is centred around a welcoming entrance hall and includes a dual aspect kitchen/breakfast room with French doors opening onto the rear garden. There are two well-proportioned reception rooms, comprising a rear aspect lounge, and a dining room which offers flexibility to be used as a third bedroom if required. Further ground floor accommodation includes a study, a utility room, and a shower room/WC.

To the first floor, both bedrooms benefit from en suite facilities. The principal bedroom is particularly impressive and also includes a walk-in wardrobe, providing an excellent level of comfort and practicality. Externally, the property is approached via a spacious driveway providing extensive off road parking for multiple vehicles, including space for a caravan or motorhome. In addition, the substantial double garage offers excellent scope for a variety of uses, including business use, a hobby room or potential annex conversion, subject to the necessary consents.

The south facing rear garden is well established and enjoys a high degree of privacy, with patio seating areas creating an ideal setting for outdoor entertaining.

Despite its peaceful village setting and rural feel, the property remains well placed for everyday convenience, with easy access to local shops, schools, road links, Grimsby town centre, and the seafront resort of Cleethorpes.





**ENTRANCE HALL**  
20'4" x 12'1" (6.21 x 3.70)

**KITCHEN/BREAKFAST ROOM**  
18'7" x 14'9" (5.67 x 4.52)

**UTILITY**  
8'3" x 8'0" (2.52 x 2.45)

**LOUNGE**  
20'9" x 17'4" (6.34 x 5.29)

**DINING ROOM/BEDROOM 3**  
16'1" x 11'10" (4.92 x 3.62)

**STUDY**  
9'5" x 6'10" (2.88 x 2.09)

**SHOWER ROOM**  
6'9" x 5'8" (2.07 x 1.73)

**FIRST FLOOR**

**BEDROOM 1**  
18'8" x 10'4" (5.69 x 3.16)

**EN SUITE**  
10'8" x 7'9" (3.26 x 2.38)

**BEDROOM 2**  
12'5" x 8'9" (3.80 x 2.69)

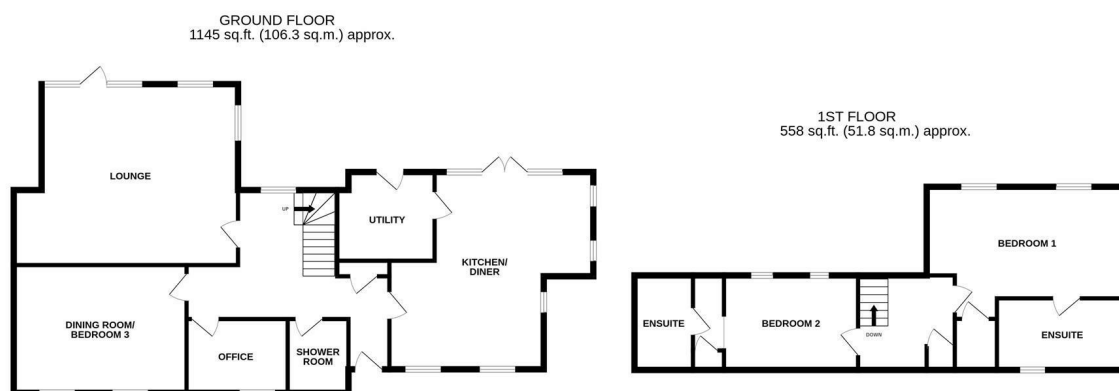
**EN SUITE**  
8'5" x 5'4" (2.59 x 1.64)

**GARAGE**  
31'4" x 17'7" (9.56 x 5.37)

**TENURE**  
FREEHOLD

**COUNCIL TAX BAND**  
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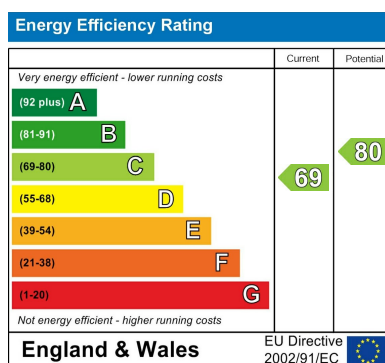




TOTAL FLOOR AREA : 1702 sq.ft. (158.2 sq.m.) approx.

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 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.

## DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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