CHOICE PROPERTIES

Estate Agents

Coulbek House Ings Lane, North Cotes, DN36 5UX

O.I.R.O £325,000



Choice Properties are pleased to offer this spacious and well-presented property, ideally situated in the Lincolnshire village of North Cotes. The village provides a peaceful setting while being conveniently positioned for the nearby towns of Grimsby and Cleethorpes, both approximately 6–7 miles away, with the popular market town of Louth around 8 miles to the south. Offering three double bedrooms, generous living accommodation, a large double garage, ample driveway parking and a spacious rear garden with scenic field views, the property provides excellent space both inside and out. Further benefiting from oil-fired central heating and open views to the front and rear, this is an excellent opportunity to enjoy village living within easy reach of a range of amenities and surrounding towns.

Enjoying open views to both the front and rear, this spacious and well-presented property offers generous accommodation throughout, alongside the benefit of oil-fired central heating. The accommodation comprises:-

Entrance Lobby
4'9" x 2'9"
The property is entered via an entrance lobby, finished with neutral walls and laminate wood-effect flooring. A radiator is provided, with access leading through to both the reception room and living room.

Reception Room
17'6" x 9'1"
The reception room is a versatile space which could also be utilised as a study, craft room or similar. Finished with neutral walls and laminate wood-effect flooring, the room benefits from dual-aspect windows, including a large front-facing window, along with a uPVC door providing access to the side of the property. The boiler is located within the under-stairs cupboard, while the consumer unit is also situated within the room.

Living Room
15'7" x 11'11"
The living room features neutral carpeting and décor, with a front-facing bay window providing plenty of natural light. A multi-fuel burner sits within a focal point fireplace, with two radiators and access leading to the kitchen/dining room and stairs to the first floor.

Kitchen / Dining Room
9'11" x 21'11"
The open-plan kitchen and dining room features neutral walls, tiled flooring and a wooden ceiling, with two radiators. The dining area provides comfortable space for a six-seater table alongside additional furniture, with double aluminium doors allowing plenty of natural light. The kitchen area benefits from a window and uPVC side door, along with ample worktop space and a good range of wall and base units. Appliances include a fridge freezer and plumbing and space provided for both a dishwasher and washing machine.

Landing
8'5" x 3'9"
The landing benefits from a large window positioned on the stairs, providing plenty of natural light. It provides access to all three bedrooms, the bathroom, W.C., and loft, with the loft being fully boarded.

Bedroom 3
8'8" x 10'6"
Bedroom Three is a comfortable double bedroom located at the front of the property. The room benefits from a window and radiator.

Bedroom 1
11'7" x 10'9"
Bedroom One is a large double bedroom located at the front of the property. Finished with neutral walls and carpeting, the room benefits from a window and radiator.

Bedroom 2
9'0" x 10'7"
Bedroom Two is a comfortable double bedroom located at the rear of the property, with neutral walls and carpeting throughout. The room benefits from fitted double sliding-door wardrobes, a window, radiator, and ample space for additional furniture.

Bathroom
8'6" x 7'11"
The bathroom comprises a three-piece suite including a bath, walk-in shower, and hand wash basin. The room features tiled walls, a radiator, and useful linen cupboard, with a frosted window to the rear providing natural light.

W.C.
5'8" x 2'5"
The separate W.C. is located alongside the bathroom and benefits from a frosted window.

Double Garage
23'5" x 13'7"
The property benefits from a very spacious double garage, offering ample room for multiple vehicles, or a boat alongside a car. The garage is well equipped with seven double power sockets and lighting.

Gardens
The spacious rear garden enjoys scenic field views beyond, with a large lawned area enclosed by mature hedging to both sides. A patio area sits directly to the rear of the property, with a summer house, greenhouse and tool shed all remaining as part of the sale. A selection of trees and shrubs add interest, while an outdoor water point is also provided. The garden offers a good balance for keen gardeners or those looking for a more manageable outdoor space.

Driveway
The property benefits from a double-entrance, block-paved driveway providing ample parking for multiple vehicles. Double gates provide access to the side of the property, offering additional space suitable for a motorhome, caravan, or similar. The property also further benefits from a full length car port found to the side of the property.

Tenure
Freehold.

Council Tax Band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

Viewing Arrangements
By appointment through Choice Properties on .

Opening Hours
Monday to Friday 9:00am to 5:00pm
Saturday 9:00am to 3:00pm

Making An Offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



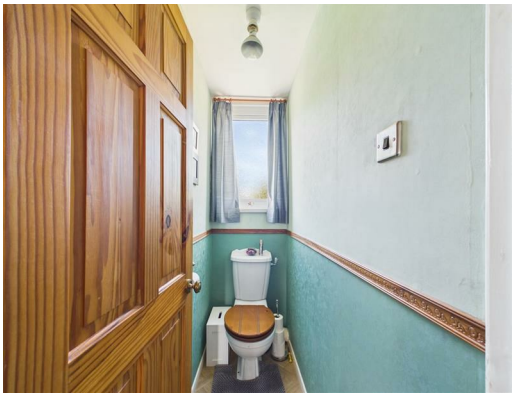

















CHOICE
PROPERTIES


COULBER
HOUSE









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

1385 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

Please use the postcode DN36 5UX, this will take you to Ings Lane, North Cotes. The property is on your right if you are travelling from our Louth office.

