



1 Dairy Cottages, Aylesby Road, Great Coates, Grimsby, DN37 9NU

TO LET - £1,250 pcm (DEPOSIT - £1,440)

CanTERS

Chartered Surveyors

Early viewing is highly recommended of this superb semi-detached cottage, occupying a rural position on the outskirts of the well regarded village of Aylesby. The property has undergone an extensive scheme of modernisation, together with the construction of a two-storey extension. The well-planned accommodation, arranged over two floors, briefly comprises an entrance lobby with a WC and utility room off, an open-plan living kitchen diner and a separate sitting room to the ground floor.

To the first floor is a master suite with an en-suite shower room, three further bedrooms and a family bathroom. There are gardens to the front, a driveway, garage and two semi-detached stores. The property benefits from uPVC double-glazed windows, with central heating provided by a central biomass boiler.

Entrance Lobby	With uPVC part double-glazed entrance door and tiled flooring. Utility room and separate WC off.
Open-Plan Living, Dining, Kitchen	The newly fitted shaker-style kitchen comprises a range of wall cupboards and base units with contrasting wood-effect worktops, upstands and a breakfast bar. There is a built-in oven, four-ring electric hob with stainless steel chimney-style extractor over, inset stainless steel sink unit and space for a dishwasher. The wood-effect vinyl flooring continues through into the dining area. Downlights to the ceiling, Velux rooflight, dual-aspect windows and doors providing access to the front garden and having great views from this aspect. The living area has a window to the front aspect, an under-stairs cupboard and a door providing access to the hallway.
Hallway	With uPVC part double-glazed entrance door and staircase leading to the first-floor accommodation.
Sitting Room	With brick fireplace and tiled hearth. A window overlooks the front garden.
Bedroom 1	With window overlooking the front garden and a walk-in wardrobe.
En-Suite	Comprising a corner shower with combination rainhead and handheld attachment, low-flush WC and pedestal wash-hand basin. Part-tiled walls, wood-effect flooring and downlights to the ceiling.
Bedroom 2	With window to the front aspect.
Bedroom 3	With window to the front aspect.
Bedroom 4	With window to the front aspect.
Family Bathroom	With a new suite comprising a panelled bath with glass screen and shower over, pedestal wash-hand basin and low-flush WC. Part-tiled walls and wood-effect flooring.
Outside	The property is approached over a shared private driveway, which leads to the off-road parking. To the rear of the property is a single sectional garage with an up-and-over door, together with two semi-detached garden stores of brick construction beneath a pantiled roof covering. The front garden is predominantly laid to lawn, with mature hedgerows, trees and a paved patio and benefits from a South Westerly orientation.
Heating	The primary heating is provided by a central biomass boiler. This will be billed at £100 plus 5% VAT per month, regardless of usage. There is also a backup boiler which runs on kerosene.
Council Tax Band:	B (Subject to confirmation by the Local Authority)
EPC Rating:	D (62)
Tenancy Details:	The property is available to let on an Assured Periodic Tenancy at £1,250 per calendar month exclusive of water rates, Council Tax and all other outgoings. A deposit of £1,440 is payable and will be held in a Deposit Protection Scheme. Available to let on an unfurnished basis.

Further Information and to View:

Viewing by appointment only, contact Abbie Gillespie enquiries@canters.co.uk 01472 356143.

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 24/08/2026

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Hallway



Sitting Room



Living Area



Living Area



Kitchen



Kitchen Diner

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ADDITIONAL PHOTOS & PLANS



Bedroom 1



En-Suite



Bedroom 2



Family Bathroom



Shared Driveway



Rear Elevation

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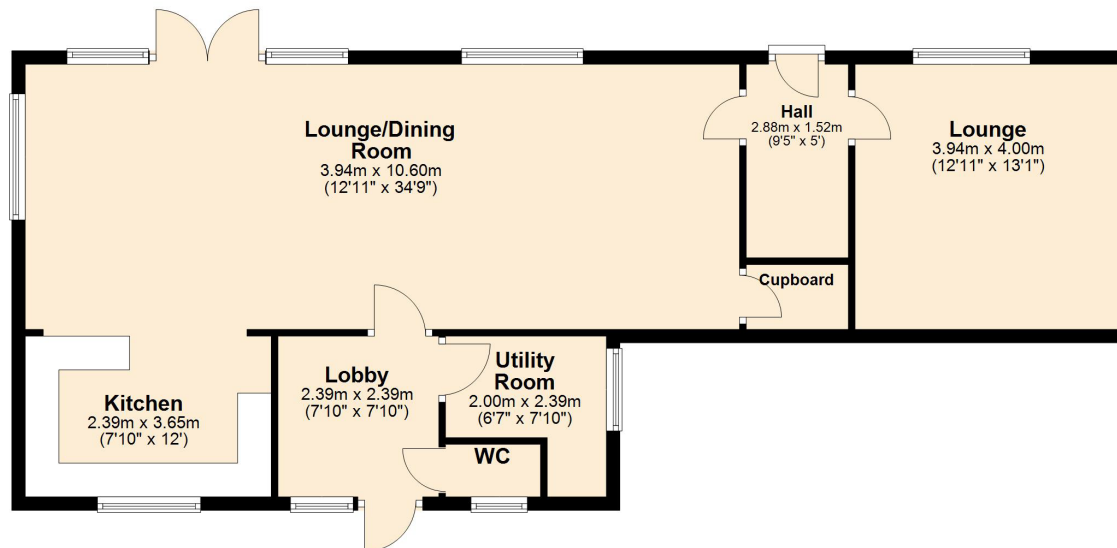
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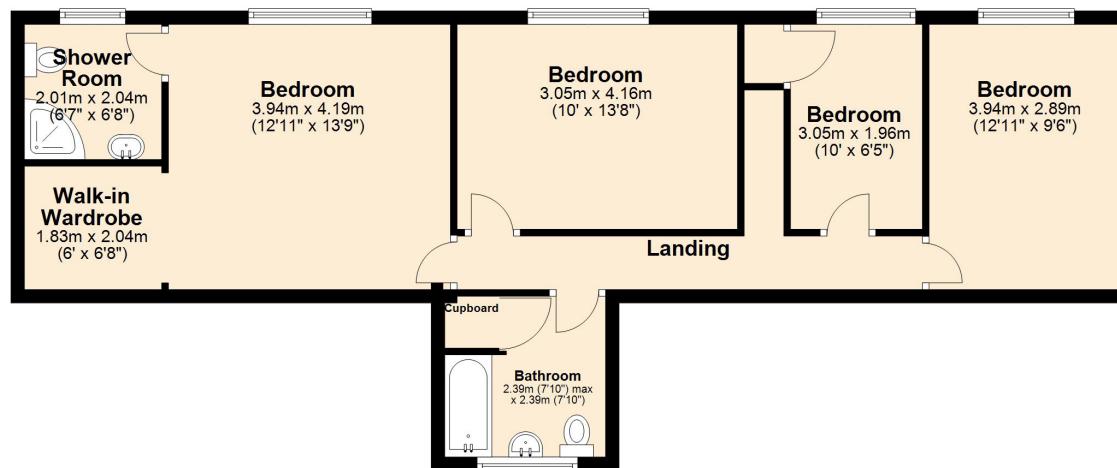
Ground Floor

Approx. 85.8 sq. metres (923.0 sq. feet)



First Floor

Approx. 70.2 sq. metres (755.9 sq. feet)



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