



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



Meadowbank

Great Coates
DN37 9PG

Offers in the Region Of £325,000

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:
Email: Immingham :
Email: Louth :

cleethorpes@croftsestateagents.co.uk
immingham@croftsestateagents.co.uk
louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Property Introduction

Here's a polished Rightmove-style description at around 300 words: ****Spacious Detached Family Home | Four Bedrooms | South-Facing Garden | Upgraded Throughout**** Situated in the popular Meadowbank area of Great Coates, this spacious detached family home offers generous accommodation arranged over two floors, complemented by attractive gardens, driveway and garage. The property has been thoughtfully upgraded throughout by the current owners since 2024, creating a modern and comfortable home that is ready to move straight into. On the ground floor, the welcoming accommodation includes a spacious lounge, ideal for relaxing and entertaining, together with a well-appointed kitchen and separate dining room. A bright conservatory provides an additional versatile living space with views over the rear garden. There is also a useful utility room, a dedicated study providing an ideal space for home working, and a convenient downstairs WC. To the first floor are four well-proportioned bedrooms, offering excellent flexibility for a growing family, guests or those requiring additional home office space. The accommodation is completed by a family bathroom and a separate shower closet. Outside, the property continues to impress. The lovely south-facing rear garden provides an attractive outdoor space, ideal for enjoying the sunshine, entertaining family and friends, or simply relaxing. The front garden is neatly presented and the property benefits from a private driveway providing off-road parking, together with a garage offering useful storage or additional parking. Combining spacious accommodation, a versatile layout

and a range of improvements completed by the current owners, this is an excellent opportunity to acquire a substantial detached family home in a well-established residential setting. Early viewing is highly recommended to appreciate the space, presentation and overall appeal this property has to offer.

Integral garage

16' 8" x 8' 11" (5.07m x 2.72m)

The garage has up and over metal door to the front, power and light internally, storage and loft access. There was a new fuse board and light fitted in 2025.

Entrance Hall

The entrance hall reveals coving to the ceiling, a radiator and laminate flooring.

Kitchen

The kitchen reveals a window to the rear elevation, a radiator and laminate flooring. There is also a superb modern fitted kitchen with plenty of counter space, a one and a half ceramic sink and drainer and space for a small table and chairs. Integral appliances include a fridge-freezer, dishwasher and an electric double oven and FIVE ring gas hob with an extractor over.

Dining Room

The dining room has French doors to the rear elevation, coving to the ceiling, a radiator and laminate flooring.

Lounge

The lounge has a window to the front elevation, coving to the ceiling, two radiators and laminate flooring.

Conservatory

The conservatory has tri aspect windows, an insulated roof and French doors to the side elevation, with a carpeted floor.

WC

With an opaque window to the side elevation, a WC and basin.

Utility room

The utility has a door to the rear elevation, laminate flooring and plumbing for a washing machine.

Study

With a window to the rear elevation and laminate flooring.

First Floor Landing

The first floor landing has access to the loft, coving to the ceiling and a carpeted floor.

Bedroom One

Bedroom one has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Bedroom Two

Bedroom two has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

Bedroom Three

Bedroom three has a window to the rear elevation, coving to the ceiling, a radiator and laminate flooring. There is also fitted storage.

Bedroom Four

Bedroom four has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Bathroom

The bathroom has an opaque window to the side elevation, a radiator and vinyl flooring. There is also a WC, basin and a bath.

Shower closet

3' 8" x 2' 5" (1.12m x 0.73m)

The shower closet has walk in shower cubicle with bi-folding door and cream tiled splash backs.

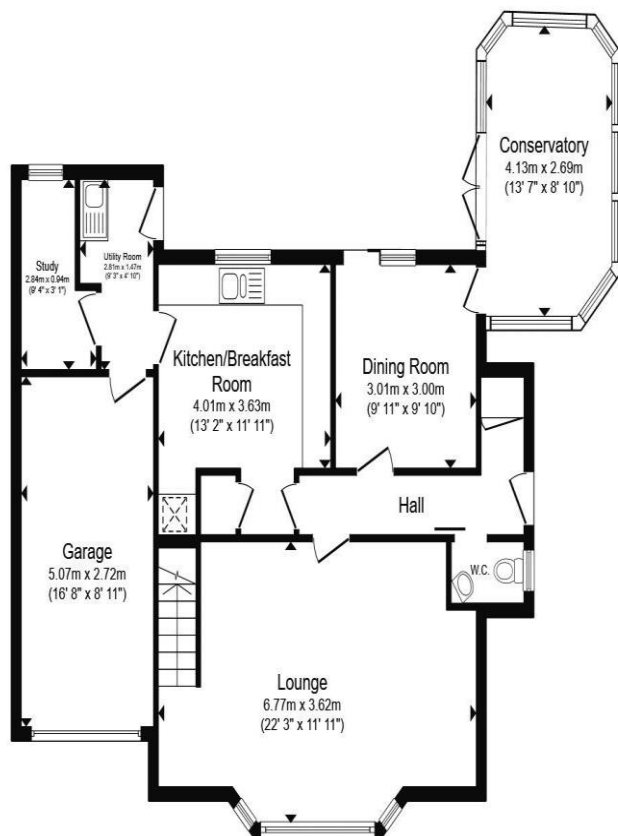
Front garden and driveways

The property has a splayed frontage and therefore has space for a driveway on each side of the house. On one side an open slab driveway leads to the integral single garage and on the other a second open driveway has gravel parking space for car or even a caravan etc. The front like the rest of the garden and internal space is well presented with neat lawn and slab path between the two driveways and trimmed mature hedge to the front and both sides.

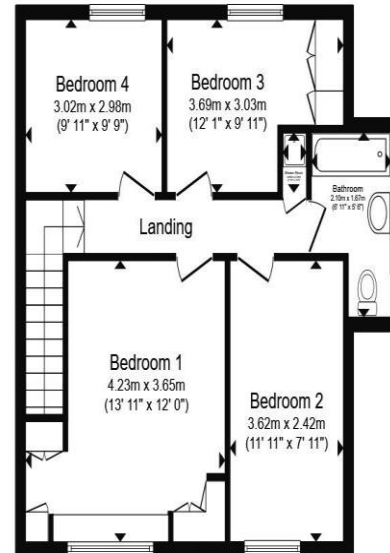
Rear garden

A superbly presented south facing rear garden enjoys a very high degree of privacy. With a lawn, established shrubs and a feature patio area ideal for alfresco dining. A path leads to a side timber gate and on to the front. There is also a timber shed.





Ground Floor



First Floor

Total floor area 146.7 m² (1,579 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Address: 29 Meadowbank, Great Coates, GRIMSBY, DN37 9PG
RRN:

