

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

Registered Office: 15 SEAVIEW STREET, CLEETHORPES, NORTH EAST LINCOLNSHIRE, DN35 8EU

Telephone: (01472) 691455 / 698698

Email: [info@bmhestateagents.co.uk](mailto:info@bmhestateagents.co.uk)

To view our Properties on the Internet:

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### PROPERTY FOR SALE

### 5 SEA LANE, NORTH COTES GRIMSBY

**PURCHASE PRICE £280,000 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

B

#### PURCHASE PRICE

£280,000

#### TENURE

We understand the property to be Freehold and this is to be confirmed by the solicitors



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Registered in England No. 4782567



## 5 SEA LANE, NORTH COTES GRIMSBY

Nestled in the charming village of North Cotes, Grimsby, this fully refurbished detached bungalow on Sea Lane offers a perfect blend of modern living and tranquil surroundings. With no chain involved, this property is ready for you to move straight in and make it your own.

Upon entering, you are welcomed by an entrance porch that leads into the hall. The heart of the home is undoubtedly the fabulous open plan kitchen, living, and dining area, designed to create a warm and sociable atmosphere. This space is perfect for entertaining family and friends or simply enjoying a quiet evening at home. The bungalow boasts three well-proportioned bedrooms, providing ample space for a growing family or guests. A utility room adds to the convenience, while the modern bathroom completes the accommodation.

The property has been thoughtfully updated with new windows, heating, roof, and electrics, ensuring a comfortable and energy-efficient living environment. Outside, you will find a substantial rear garden, offering a blank canvas for gardening enthusiasts or those seeking a peaceful outdoor retreat. Additionally, the property features ample off-road parking for up to six vehicles, making it ideal for families or those with multiple cars.

This delightful bungalow is situated in a serene village location, providing a perfect escape from the hustle and bustle of city life while still being within easy reach of local amenities. Whether you are a first-time buyer, a family, or looking to downsize, this turnkey ready home is an excellent opportunity not to be missed.

### **ENTRANCE PORCH**

Through a composite front door into the porch with luxury vinyl tiles to the floor, a spotlight to the ceiling and a composite door into the hall.

### **HALL**

With luxury vinyl tiles to the floor, two central heating radiators, a cupboard housing the electric meter and consumer unit and spotlights to the ceiling.



## 5 SEA LANE, NORTH COTES GRIMSBY

### KITCHEN/LIVING/DINING AREA

27'8 x 16'11 decreasing to 12'2 (8.43m x 5.16m decreasing to 3.71m)

The kitchen area with a range of Sage green wall and base units, contrasting work surfaces and up stands, a white sink unit with a chrome mixer tap. A housed electric double oven, an induction hob with a black extractor fan above, an integrated fridge/freezer and dishwasher.

The living/dining area with two sets of u.PVC double glazed French doors, two central heating radiator, luxury vinyl tiles to the floor and spotlights to the ceiling.



### KITCHEN/LIVING/DINING AREA



## 5 SEA LANE, NORTH COTES GRIMSBY

### **BEDROOM 1**

11'3 x 16'11 (3.43m x 5.16m)

This double bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator and spotlights to the ceiling.



### **BEDROOM 2**

11'2 x 11'3 (3.40m x 3.43m)

Another double bedroom to the front of the property with a u.PVC double glazed window, a central heating radiator and spotlights to the ceiling.



## 5 SEA LANE, NORTH COTES GRIMSBY

### **BEDROOM 3**

11'7 x 7'4 (3.53m x 2.24m)

A single bedroom with a u.PVC double glazed window, a central heating radiator and spotlights to the ceiling.



### **UTILITY ROOM**

7'3 x 3'7 (2.21m x 1.09m)

With a range of Sage green wall and base units, contrasting work surfaces and up stands, a white sink with a chrome mixer tap. A central heating boiler, plumbing for a washing machine, a u.PVC double glazed door, a central heating radiator, vinyl to the floor and spotlights to the ceiling.



## 5 SEA LANE, NORTH COTES GRIMSBY

### **BATHROOM**

8'6 x 7'7 (2.59m x 2.31m)

The bathroom comprising of a panelled bath with a chrome mixer tap, a shower enclosure, a plumbed shower and a rainfall head, a vanity sink unit with a chrome mixer tap and a toilet. A u.PVC double glazed window, PVC boarding splash backs, a chrome ladder style radiator, vinyl to the floor and spotlights to the ceiling.



### **OUTSIDE**

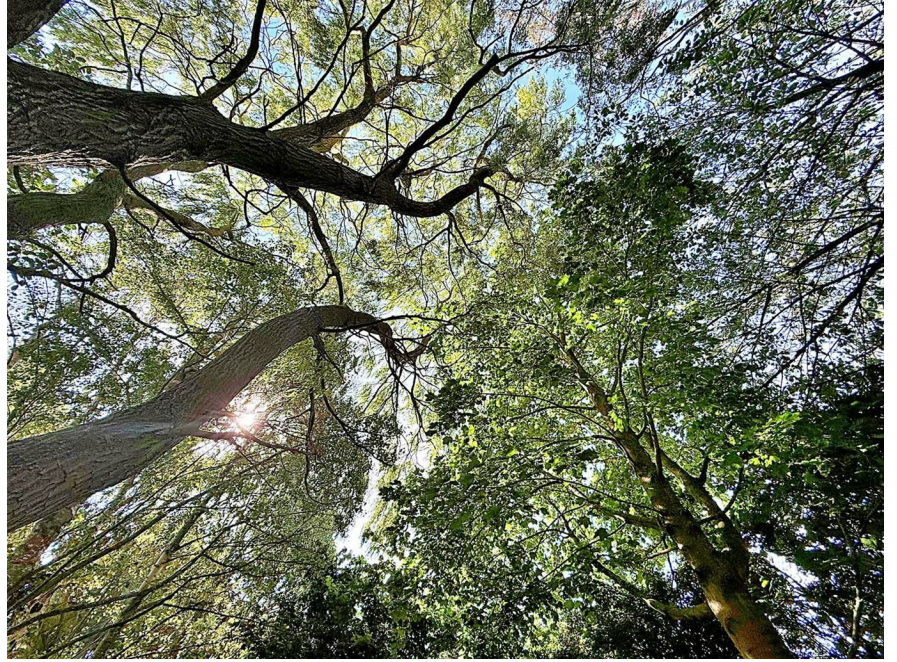
The front garden has a fenced boundary with a wooden gate and laid to decorative stones providing ample off-road parking.

The substantial size rear garden has a fenced and tree lined boundary and has been cleared and prepared to make your own with established trees. There is a paved patio area and decorative stones continue from the front garden.



5 SEA LANE, NORTH COTES GRIMSBY

OUTSIDE



OUTSIDE

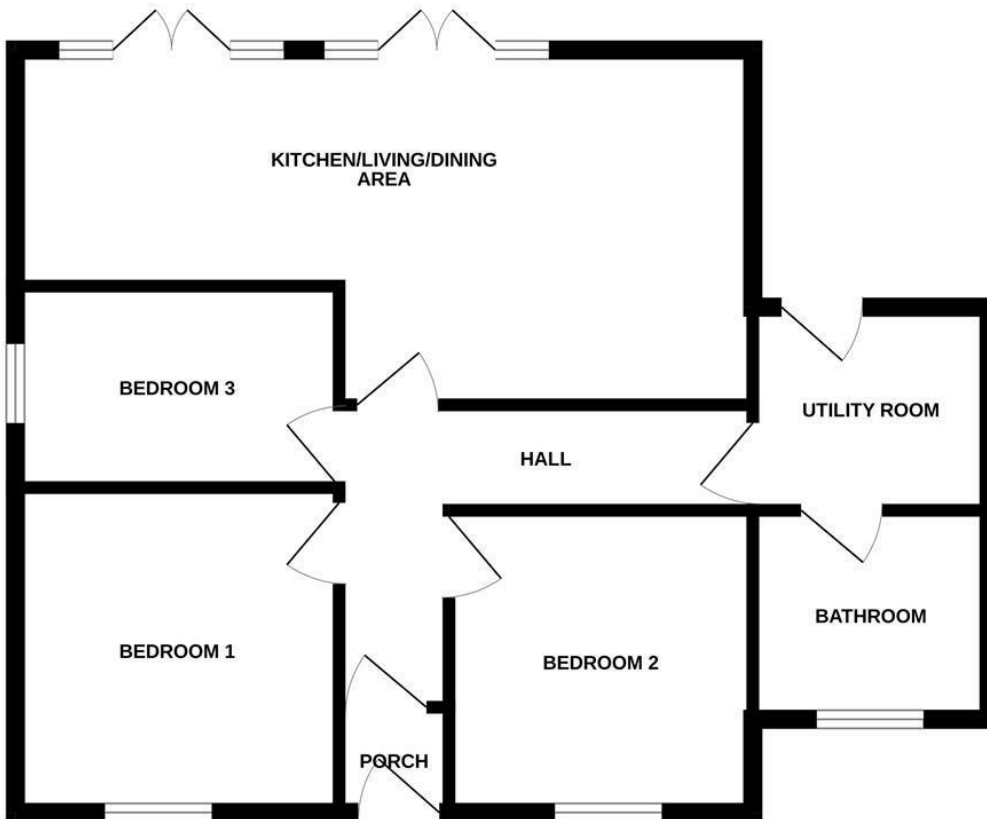


**5 SEA LANE, NORTH COTES GRIMSBY**

**OUTSIDE**

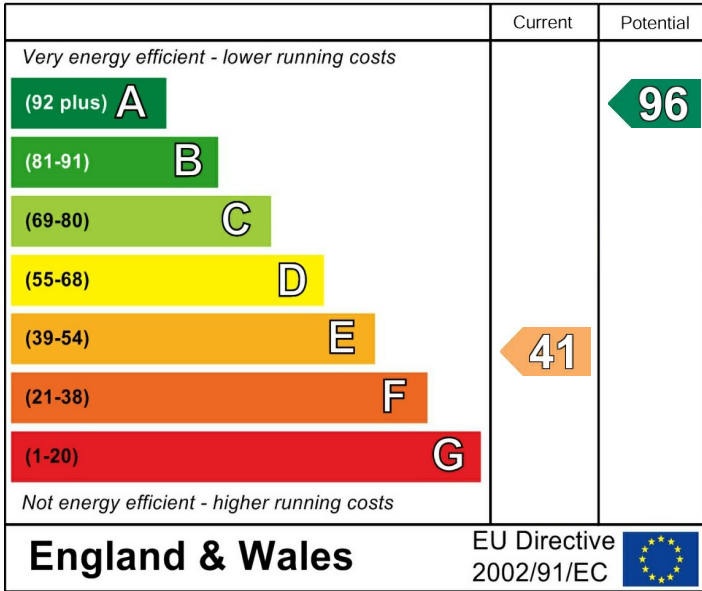


## GROUND FLOOR

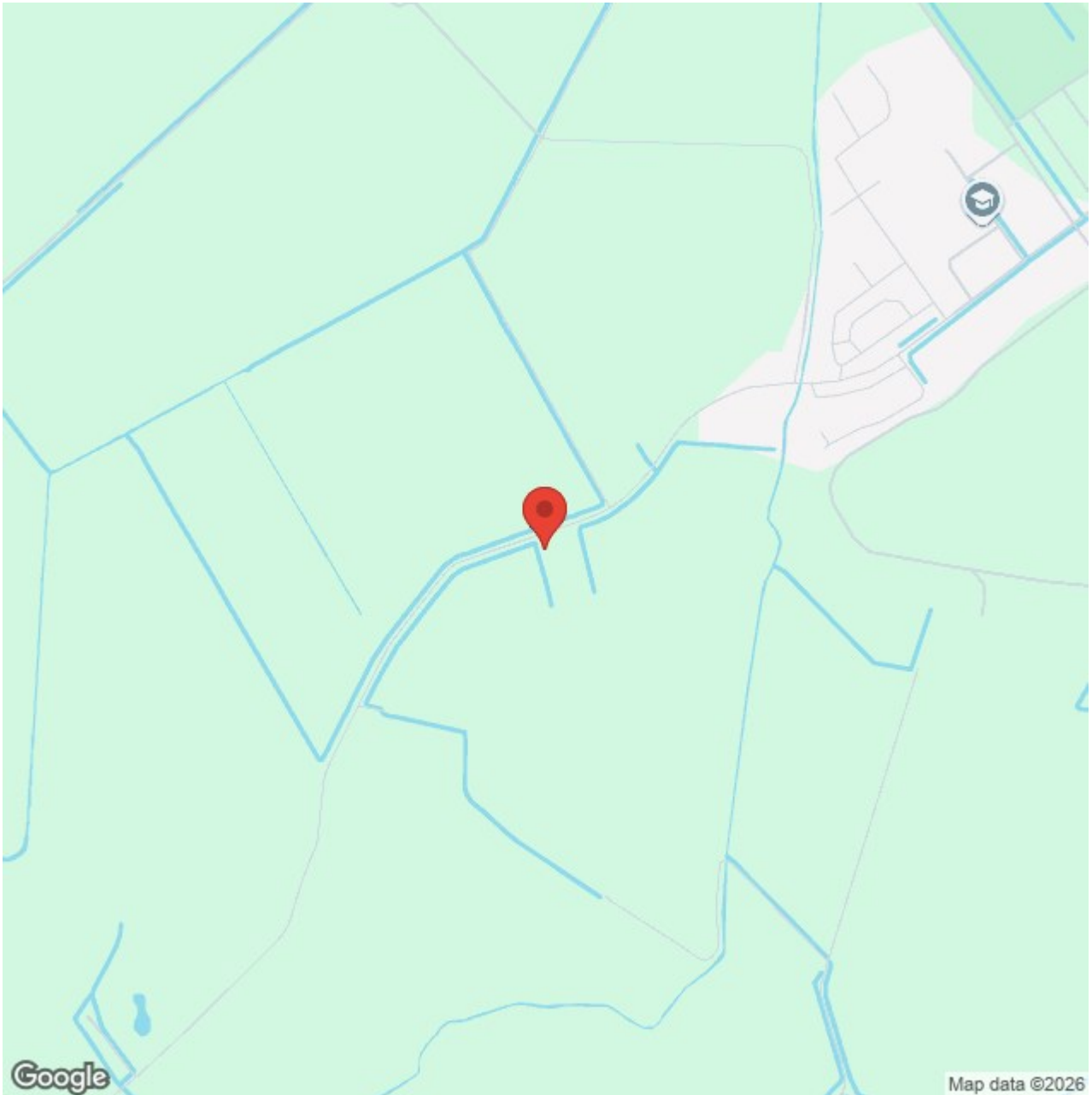
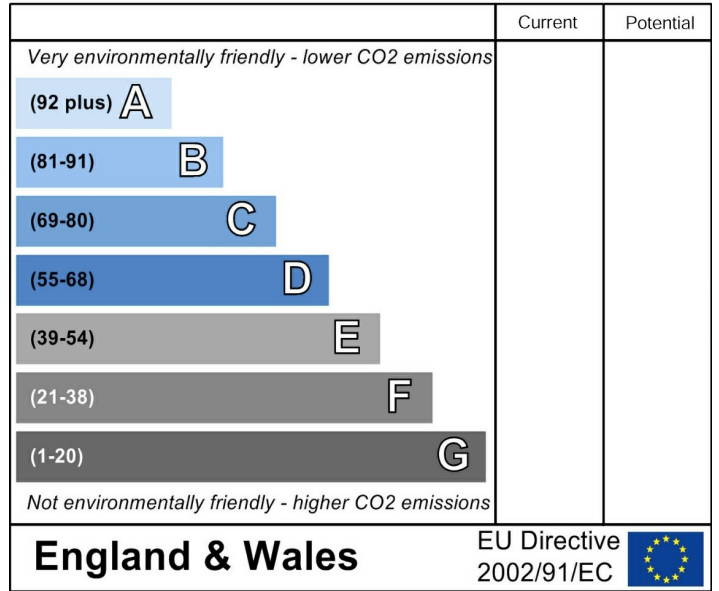


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## Energy Efficiency Rating



## Environmental Impact (CO<sub>2</sub>) Rating



## ADDITIONAL NOTES

### **FREE VALUATIONS:**

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

### **B.M.H. PROPERTY MANAGEMENT.**

We offer a letting/management service:-

Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

### **MORTGAGE ADVICE**

#### **WE CAN OFFER INDEPENDENT MORTGAGE ADVICE**

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

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*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.*

*They normally charge a fee of £495 payable on production of offer.*

*(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)*

**STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

**\* ALL MEASUREMENTS STATED ARE APPROXIMATE.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland