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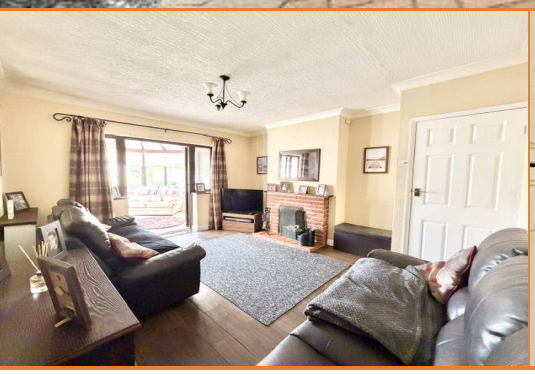
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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER









Littlebeck Lock Road North Cotes
Grimsby
DN36 5UP

Auction Guide Price £180,000

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

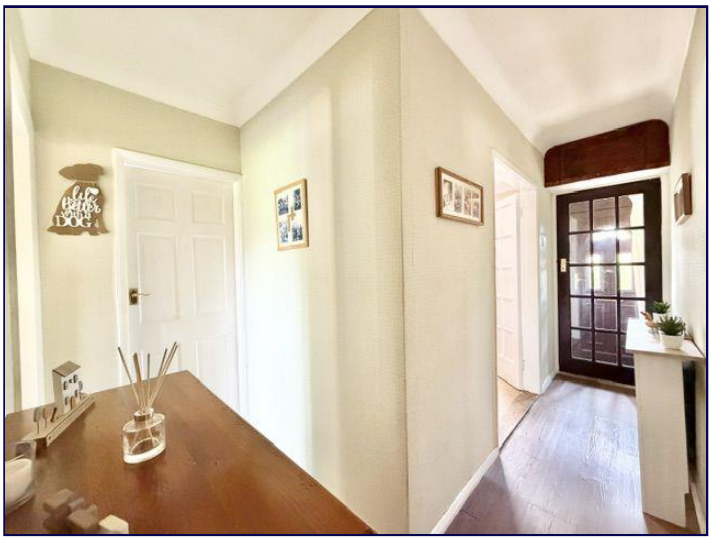
LOUTH: 3 Market Place, Louth, LN11 9NR

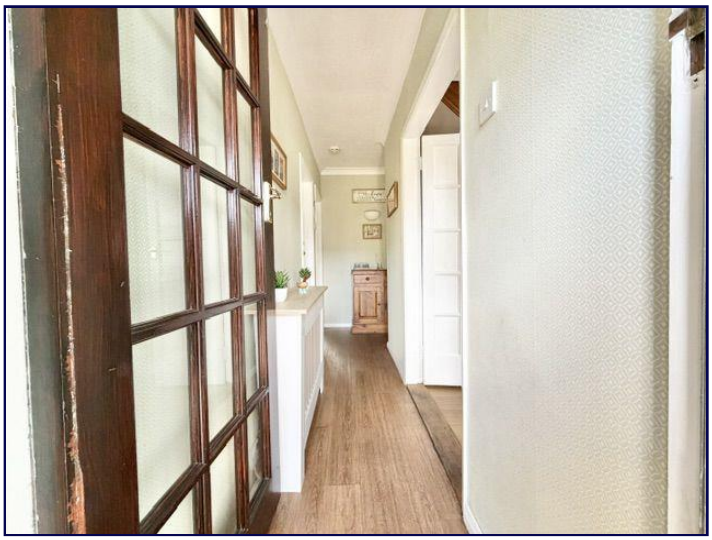
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**Property Description**
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional This deceptively spacious five-bedroom detached residence is perfectly positioned within the charming and peaceful commuter village of North Cotes, offering an exceptional opportunity for growing families seeking both space and value. Beautifully arranged over two floors, the property provides generous and versatile accommodation throughout. The ground floor boasts a well-appointed kitchen breakfast room, ideal for everyday family living, alongside a comfortable lounge, a separate dining room for entertaining, and a bright conservatory extension that enjoys pleasant views over the rear garden. A particularly attractive feature is the inclusion of a ground floor principal bedroom, complemented by a stylish, recently refurbished modern shower room. To the first floor, four further well-proportioned bedrooms provide ample space for family members or guests, with one benefiting from its own en suite shower room, adding a touch of convenience and privacy. Externally, the property continues to impress. The front offers a neatly presented, open aspect with a substantial block-paved driveway providing off-road parking for up to four vehicles. To the rear, the south-west facing garden is a true highlight, featuring two separate patio areas ideal for outdoor dining and relaxation, a well-maintained lawn, and delightful open views across adjoining fields, creating a sense of space and tranquillity. North Cotes itself is a sought-after village location, renowned for its quiet atmosphere while remaining well-connected, with excellent bus links providing easy access to nearby schools, colleges, and amenities in Grimsby and

Louth. Early viewing is highly recommended to fully appreciate the space, setting, and lifestyle on offer. *** This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

**Entrance hall and porch**
A short porch with uPVC glazed door, pendant light and cream carpet leads to an L shaped hallway which has cream carpet, green decoe to coving, storage heater with cover, wood effect vinyl floor, wood glazed door from the porch and wall light.

**Dining room**
12' 0" x 10' 7" (3.66m x 3.22m)
Open plan to the stairs the dining room has wooden French doors from the hallway, uPVC window to the front, wood laminate flooring,storage heater with cover, wood fireplace with tiled inset and hearth with electric log burner and neutral decor to coving.

**Kitchen**
11' 5" x 10' 11" (3.47m x 3.33m)
A neat cream kitchen has wall and base units to two sides with solid butchers block work top and cream tiled splash backs over. There is a Belfast sink with space for cooker, tall fridge freezer and washing machine, breakfast bar for two, storage heater with cover, uPVC windows and blind to the rear, solid uPVC door to the side, cream decor to coving and two pendant lights,

**Lounge**
14' 1" x 13' 0" (4.30m x 3.96m)
a good sized lounge has uPVC French doors and windows to the conservatory, dark wood laminate flooring, neutral decor to coving, brick fireplace with open fire and tiled hearth, pendant light, storage heater with cover.

**Family Shower room**
5' 5" x 6' 3" (1.65m x 1.91m)
A modern recently fitted ground floor shower room has grey tile effect aqua boarding to the walls, grey vinyl flooring, uPVC frosted window to the side with blind, low threshold large shower tray with glass screen, vanity sink and WC, ceiling light and extractor.

**Bedroom One**
13' 0" x 8' 5" (3.96m x 2.57m)
The main ground floor bedroom has fitted wardrobes to one side, neutral decor with feature rear wall to coving, storage heater with cover, uPVC window to the front, biscuit colour carpet and pendant light.

**Stairs and landing**
The stairs and landing have light brown decor and biscuit colour carpet with two pendant lights, loft access and Velux window.

**Bedroom Two**
12' 6" x 8' 2" (3.81m x 2.49m)
The largest first floor bedroom has Velux window and blind, uPVC window to the rear, cream carpet, blue decor to coving, storage heater and pendant light.

**Bedroom Three**
11' 9" x 7' 5" (3.57m x 2.26m)
With grey decor, cream carpet, uPVC window and blind, storage heater and cover plus pendant light.

**Bedroom Four**
10' 1" x 9' 0" (3.08m x 2.74m)
With grey decor, cream carpet, uPVC window to the side, storage heater and cover plus pendant light.

**En suite**
6' 8" x 3' 11" (2.03m x 1.19m)
The fourth bedroom has an en suite shower room which has enclosed corner quarter shower, sink and WC with fully tiled white walls and floor. The room has Velux window, extractor, ceiling light and storage heater.





**Bedroom five**
11' 4" x 7' 10" (3.45m x 2.39m)
The final bedroom has blue decor, uPVC window and blind, brown carpet, pendant light and storafge heater with cover.

**Front gardem and parking**
A good sized front garden has been laid to low maintenance block paving and blue stone which provides generous parking space for up to four cars with open fronted driveway access. There is a gate to the rear, timber fencing to the side and mature hedge to the front.

**Rear garden**
A good sized south westerly facing garden is primarily laid to lawn with slab patio to the back of the house with block paved path back to the front timber gate. There is brick outbuilding and timber shed and second concrete patio area which has picket fencing around it. The garden has timber fencing to the sides with open views to fields to the rear.









**Tenure**
Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

**Services**
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

**Broadband and Telecom Communications**
Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.
https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker

**Viewings**
Please contact the relevant marketing office and all viewings are strictly by appointment only please.

**Council Tax Information**
Band C: To confirm council tax banding for this property please view the websitewww.voa.gov.uk/cti

**Mortgage Services**
Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

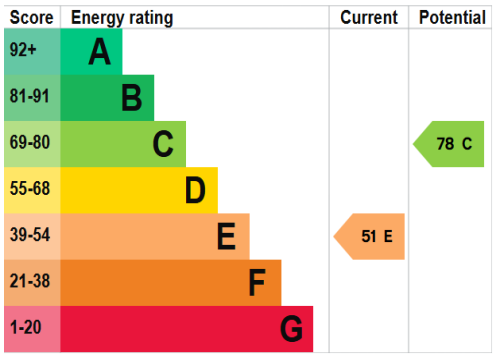
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MS/SEQ/8768/08.26