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8 Hunters Close
Great Coates
DN37 9NG

Offers in the Region Of £324,995

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Property Description

Occupying a superior plot within a peaceful cul-de-sac in the highly regarded commuter village of Great Coates, this beautifully presented detached bungalow offers versatile single-storey living ideal for those seeking comfort, accessibility and convenience. Recently enhanced with tasteful décor and new flooring throughout, the accommodation is both stylish and practical. A welcoming entrance hall leads to a well-appointed kitchen, complemented by a separate utility room for added functionality. The spacious lounge provides a relaxing focal point, while an additional dining or sitting room offers flexibility for entertaining or quiet retreat. The property features three well-proportioned bedrooms, including a principal suite benefiting from its own en suite bathroom, alongside a modern family bathroom and a convenient cloakroom, ensuring the home meets a variety of lifestyle needs. Externally, the property continues to impress. The south-facing rear garden is fully enclosed, offering privacy and security, and features two distinct paved patio areas ideal for outdoor dining and enjoying sunny aspects throughout the day. To the front, a neat, low-maintenance lawn is complemented by established shrubs, creating attractive kerb appeal. Ample off-road parking is provided via a stone-bonded driveway accommodating up to three

vehicles, leading to a substantial double garage of brick and tile construction, complete with remote-controlled electric roller doors. Situated within easy reach of local amenities and excellent transport links, this superb bungalow combines tranquil village living with commuter convenience, making it a rare and desirable opportunity. Properties of this calibre rarely become available, particularly those offering such adaptable accommodation on one level. Early viewing is highly recommended to fully appreciate the space, setting and quality of finish this home has to offer for discerning buyers alike.

Entrance hall

A spacious entrance hall has frosted timber door to the front from a good sized covered porch area. Foot wipe matt leads to newly laid wood effect vinyl flooring with fresh white decor to the walls with dado rail and coving. The hallway has airing cupboard, three pendant lights and two radiators.

Kitchen

10' 7" x 9' 11" (3.23m x 3.02m)

The kitchen has cream wall and base units to three sides of the room with wood effect work tops, sink drainer and splash back tiling over. The room has uPVC window to the rear, new wood effect vinyl to the floor, There is space for tall fridge freezer and cooker with fixed extractor over, radiator, green decor and ceiling light.

Lounge

11' 9" x 18' 9" (3.59m x 5.72m)

A large lounge has uPVC full length window and sliding door to the patio area to the rear and uPVC window to the front, brown carpet, neutral decor and feature wall, two pendant lights, two radiators and four wall lights.

Sitting room/Dining room

9' 9" x 13' 4" (2.96m x 4.06m)

A second reception room is flexible in its use and has uPVC full length window and sliding door to the same patio as the lounge, uPVC to the rear garden, new wood effect vinyl flooring, blue and grey decor to coving and dado rail, radiator, pendant light and two wall lights.

Cloakroom

2' 11" x 7' 0" (0.90m x 2.14m)

Coming off the utility room, the useful cloakroom has peach colour matching sink and WC, peach decor, uPVC frosted wood window, ceiling light, coving, radiator, tiled splash back to the sink area and new wood effect vinyl floor.

Utility room

5' 3" x 7' 0" (1.59m x 2.14m)

A useful utility room has work top with space and plumbing under for washing machine and dryer. There is a wooden frosted door to the rear, white decor to coving, white tiled splash backs, radiator and ceiling light.

Bedroom One

12' 5" x 11' 4" (3.78m x 3.45m)

The main bedroom has fitted wardrobes and storage, new wood effect vinyl floor, wooden double glazed bay window, blue decor to coving, radiator and pendant light.

En suite

4' 11" x 9' 3" (1.51m x 2.82m)

The en suite has vanity sink and walk in enclosed shower. There are cream splash back tiling, wood effect vinyl, wood frosted window to the side, radiator and neutral decor.

Bedroom Two

12' 0" x 10' 0" (3.65m x 3.05m)

A second double bedroom has two wooden double glazed window to the front with fitted blinds, purple decor to coving with a feature wall, beige carpet, radiator and pendant light

Bedroom Three

6' 7" x 9' 0" (2.01m x 2.74m)

A smaller third bedroom has wooden double glazed window to the front, brown carpet, grey decor to coving radiator and pendant light.

Family Bathroom

7' 10" x 10' 3" (2.38m x 3.13m)

A good sized bathroom has three piece bathroom suite with bath with shower over it with glass screen, vanity sink and W/V. There is brown splash back tiling, orange and white decor, radiator, wooden double glazed frosted window to the side, brown carpet, shaver point and ceiling light.

Rear garden

A good sized private rear garden faces south and is enclosed with tall timber fencing and wall with a gate to the front and a gate to the driveway. The garden is mainly laid to lawn with two slab patios and slab paths around the house. A blue slate area is where the bins area stored.

Front garden

The front garden is laid to lawn with an open fronted layout with some mature bushes and trees. A slab path leads to the front door with a covered porch.

Double garage and driveway

20' 6" x 17' 10" (6.26m x 5.44m)

A large detached double brick and tile garage has two remote electric roller garage doors which were only recently installed, pedestrian access to the rear and power and light inside. The driveway has been stone bonded and provides space for three cars and has an open front to the Cul-de-sac.





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 D: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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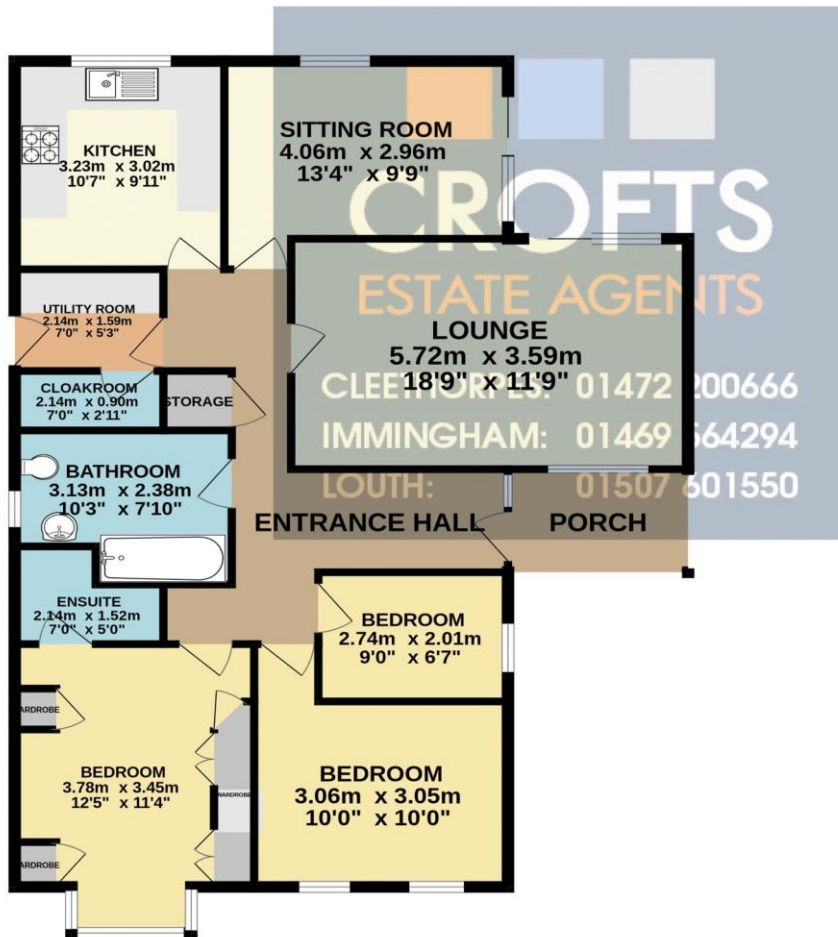
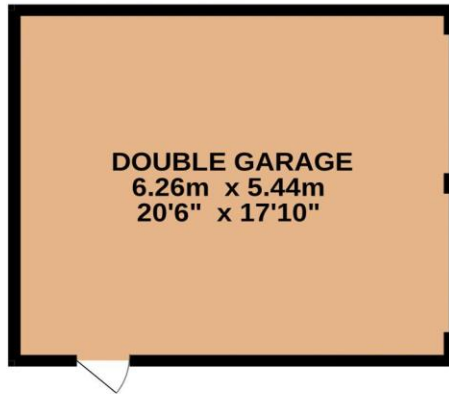


OPEN 7 DAYS A WEEK

Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
140.0 sq.m. (1507 sq.ft.) approx.



TOTAL FLOOR AREA : 140.0 sq.m. (1507 sq.ft.) approx.

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 not 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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