



71 Woad Lane, Great Coates, Grimsby, North East Lincolnshire, DN37 9NB
£420,000

Key Features:

- Traditional SIX Bedroom Detached Family Home
- Spacious & Highly Versatile Accommodation Over Three Floors
- Two Bay Fronted Reception Rooms
- Modern Fitted Kitchen Diner
- Separate Utility & Downstairs Cloakroom
- First Floor Family Bathroom
- Generous Rear Garden
- Driveway Parking & Detached Garage
- Superb Garden Room/Games Room
- Solar Panels

A substantial and highly versatile six bedroom detached home, offering generous family accommodation arranged over three floors. Situated within the highly regarded village of Great Coates, to the edge of Grimsby, the property is ideally placed for popular schools, local amenities, and nearby road links via the A180.

Featuring two attractive bay fronted reception rooms, a modern fitted open plan kitchen diner spanning the full width of the property, a separate utility room and cloak/WC.

To the first floor, the two principal bedrooms mirror the proportions of the reception rooms below, alongside two further double bedrooms, a family bathroom, and an additional WC.

The second floor provides two further bedrooms, offering flexibility for a range of uses including guest accommodation or home working.

Externally, the property features a generously sized lawned rear garden, benefiting from a private outlook backing onto open fields, along with a superb garden room currently utilised as a games room. The driveway provides ample parking and continues through double gates to the detached garage.



ENTRANCE HALL

13'5" x 6'10" (4.10 x 2.10)

Front entrance to the property accessed via a storm porch. With parquet wood flooring, and staircase leading to the first floor.

LOUNGE

18'3" x 14'5" (5.58 x 4.40)

A bay fronted lounge, with period style fireplace incorporating an open fire.

DINING ROOM

18'3" x 14'5" (5.57 x 4.40)

A second reception room with feature fireplace, and a bay window to front aspect.

KITCHEN/DINER

28'2" x 10'11" (8.61 x 3.33)

Featuring a large range of modern gloss storage units, and island incorporating a breakfast bar. Appliances include a double oven, induction hob with extractor over, and an American style fridge/freezer. Unit housing the gas central heating boiler. Wood effect laminate flooring throughout. Tilt and turn patio doors opening onto the rear garden.

UTILITY ROOM

7'11" x 7'6" (2.43 x 2.30)

Providing further storage and space for laundry appliances.

CLOAKROOM/WC

4'3" x 2'8" (1.31 x 0.83)

Located off the rear entrance porch, with WC and hand basin.

FIRST FLOOR LANDING

With a built-in storage cupboard, and staircase to the upper floor.

BEDROOM 1

14'10" x 14'5" (4.54 x 4.40)

To front aspect.

BEDROOM 2

14'10" x 14'5" (4.54 x 4.40)

To front aspect, with fitted wardrobes.

BEDROOM 3

13'1" x 10'11" (4.01 x 3.34)

To rear aspect.

BEDROOM 4

10'11" x 10'9" (3.34 x 3.30)

To rear aspect, with fitted wardrobes.

FAMILY BATHROOM

8'4" x 7'6" (2.55 x 2.29)

Fully tiled, with a pedestal basin, WC, and bath with overhead shower.

SEPARATE WC

5'7" x 2'10" (1.72 x 0.88)

Fitted with a WC and hand basin.

SECOND FLOOR LANDING

With a built-in storage cupboard.

BEDROOM 5

12'3" x 11'4" (3.75 x 3.47)

With a Velux window to rear aspect, and access to eaves storage.

BEDROOM 6

12'4" x 7'6" (3.78 x 2.31)

With a Velux window to rear aspect, and built-in wardrobes.

OUTSIDE

The property is set within well maintained, predominantly lawned gardens, offering a private and attractive setting. The generous rear garden features a full width paved patio, ideal for outdoor dining and entertaining, and a range of outbuildings including a large shed, log store, and a summer house.

GARDEN ROOM

23'8" x 13'3" (7.23 x 4.06)

Offering versatile space, currently used as a sociable games room, with wood flooring.

GARAGE

16'1" x 10'2" (4.92 x 3.10)

A detached brick garage/workshop, with power and lighting.

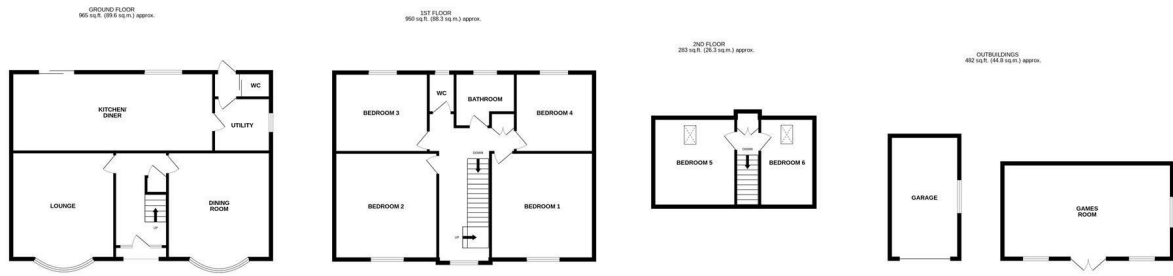
TENURE

Freehold

COUNCIL TAX BAND

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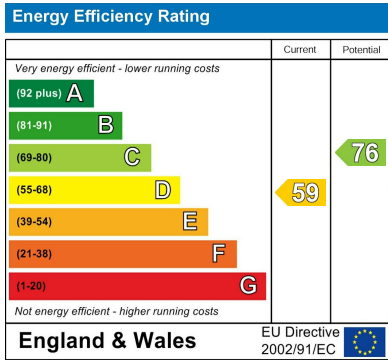




TOTAL FLOOR AREA : 2680 sq.ft. (248.9 sq.m.) approx.

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 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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Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

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