

# MARTIN MASLIN

10 GREAT COATES ROAD  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN34 4NE



Standing within unexpectedly large gardens, which widen considerably towards the rear, this spacious semi detached house was extended many years ago and provides family size accommodation with gas central heating, uPVC framed double glazing and an alarm system. The property offers some scope for selective updating to suit a new owners needs and aspirations but already benefits from a very good size Dining Kitchen which is sure to appeal to those who love an open plan style. Briefly comprising:- Reception Hall, 22'0 through Lounge, Dining Kitchen with woodgrain units, appliances and views of the garden, Toilet, Landing, three Bedrooms (two being over 20'0 in length!) and Bathroom with a cream suite. There is an integral Garage, a double width driveway, two sheds, a greenhouse and extensive manicured lawns. Great potential! EPC Rating - E

£179,000

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

## GROUND FLOOR

### RECEPTION HALL

A welcoming entrance hall from where the staircase with a ranch style balustrade leads to the first floor. There is an understairs storage recess and a central heating radiator.



RECEPTION HALL

### LOUNGE

**6.71m (22'0") x 3.40m (11'2")**

An excellent through room enjoying plenty of natural light and featuring a classic oak Minster style firesurround with a stone inset and a living flame gas fire. A glazed door leads out into the rear garden and there are wall light points and two central heating radiators.



LOUNGE

### DINING KITCHEN

**5.18m (17'0") x 3.35m (11'0")**

Substantially extended from the original and featuring a range of woodgrain wall and base cabinets with worktops incorporating a double drainer stainless steel sink unit. Built in appliances comprise a Creda electric oven and a Creda 4 ring gas hob with extractor canopy above. There is a shelved pantry, plenty of space for a dining table and two central heating radiators. The walls are partly pine panelled.



LOUNGE

### INNER LOBBY

With a door to the Garage.

### TOILET

With a white w.c.

## FIRST FLOOR

### LANDING

### BEDROOM ONE

**3.43m (11'3") x 6.10m (20'0") max to rear of wardrobes**

Fitted with excellent ranges of teak finish wardrobes and a behead unit. There is a central heating radiator.



DINING KITCHEN

### BEDROOM TWO

**6.40m (21'0") x 2.36m (7'9")**

An excellent length bedroom with two double lourvred wardrobes and a central heating radiator.

### BEDROOM THREE

**3.45m (11'4") x 2.74m (9'0")**

With a central heating radiator.

### BATHROOM

**2.44m (8'0") x 1.68m (5'6")**

Featuring a cream coloured suite comprising a panel bath with a Triton T80si electric shower above, a pedestal washbasin and a w.c. The walls are mainly tiled and there is a central heating radiator.

## OUTSIDE

### GARAGE

2.44m (8'0") x 5.00m (16'5")

With an Ideal Mexico gas central heating boiler, electric light and power. Please note the front door to the garage is currently panelled over.

The house stands within wonderful gardens which widen out at the rear and are of excellent size. To the front there is lawn plus well stocked shrub borders and a double width driveway to accommodate several vehicles. The sizeable rear garden is principally lawned and also features two garden sheds and a greenhouse. There is a bark covered working area ideal for vegetables, composting etc and a mature weeping willow tree is a real feature of the garden.



DINING KITCHEN



BEDROOM ONE



BEDROOM ONE



BEDROOM TWO

## SERVICES

Mains gas, water, electricity and drainage are connected.

### CENTRAL HEATING

Comprises radiators as detailed above connected to the Ideal Mexico gas boiler in the garage.

### DOUBLE GLAZING

The property has the benefit of uPVC framed double glazing to the windows and the front door. The side entrance door is wooden.

### SECURITY

A security alarm system is installed.

### LOCAL AUTHORITY

North East Lincolnshire Council.

### COUNCIL TAX

Our enquiries of the Local Authority indicate the property to be in Council Tax Band B.

### TENURE

Freehold - subject to Solicitors verification.

### VIEWING

By appointment through the Agents on Grimsby 311000.

### LOCATION AND AMENITIES

The property is situated at the eastern end of Great Coates Road close to Toothill roundabout. The trawl public house is just a short walk away and shopping facilities are available further along Yarborough Road. Regular buses serve the general area and Grimsby Golf Club is nearby. A track at the side of the property leads to a potential building plot in separate ownership at the rear.



BATHROOM



BATHROOM



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE

**SERVICES:** The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

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The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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