Church Cottages Station Road Great Coates DN37 9NJ

FOR SALE - £149,950

Canters

Chartered Surveyors

Forming part of an exclusive courtyard development of individually styled cottages is this **TWO BEDROOM END TERRACE** property found within the much sought-after village of Great Coates. The village itself benefits from a railway station, bus routes and is within easy access of the A180/M180 and is the catchment of both primary and secondary schools.

This well-designed cottage, constructed in brickwork beneath a clay pantiled roof benefits from several notable features including full gas central heating, sealed unit double glazing, wet room and a designated parking space.

Hallway

With timber entrance door with glazed and leaded panel. Off the Hallway is access to the Sitting Room, Dining Room and Kitchen

Sitting Room

5.15m x 3.76m This well-proportioned room has a feature fireplace with wooden surround and marble hearth with coal effect living flame gas fire. Triple aspect windows including a walk-in bay window to the side elevation.

Dining Room

3.90m x 3.69m (including staircase) With window to the front aspect.

Kitchen

2.98m x 2.31m Fitted with a range of wall cupboards and base units with contrasting worktop and breakfast bar incorporating a stainless-steel single drainer sink unit with mixer tap over. Space for washing machine, fridge freezer and oven with extractor over. Tiled splashbacks and a window to the side aspect.

A return staircase leads from the Dining Room to the Landing with loft access and a window to the side.

Bedroom 1

5.15m x 3.78m With dual aspect window and views towards Saint Nicolas Church.

Bedroom 2

3.68m x 2.84m With feature window to the front aspect.

Wet Room

2.94m max x 2.30m max With suite comprising a white low flush WC and wash hand basin. Wall mounted fitted Mira shower and a chrome heated towel rail. Airing cupboard containing combination boiler.

Outside

The property is approached over a block paved courtyard with one parking space allocated to the cottage. To the front is a paved pathway and a mature hedge together with decorative borders containing a variety of established plants and shrubs.

Tenure

We are verbally advised that the property is freehold, and we are awaiting formal confirmation from the vendors solicitor.

Council Tax Band: 'B'

NB: This can be reviewed by the Local Authority.

EPC Rating: 'D'

FURTHER INFORMATION AND TO VIEW:
Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 01/09/2021

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ADDITIONAL PHOTOS & PLANS

Sitting Room

Sitting Room

Kitchen

Dining Room

Bedroom 1

Bedroom 1

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ADDITIONAL PHOTOS & PLANS

Bedroom 2

Wet Room

Street View

Church View

Front Aspect

Outside

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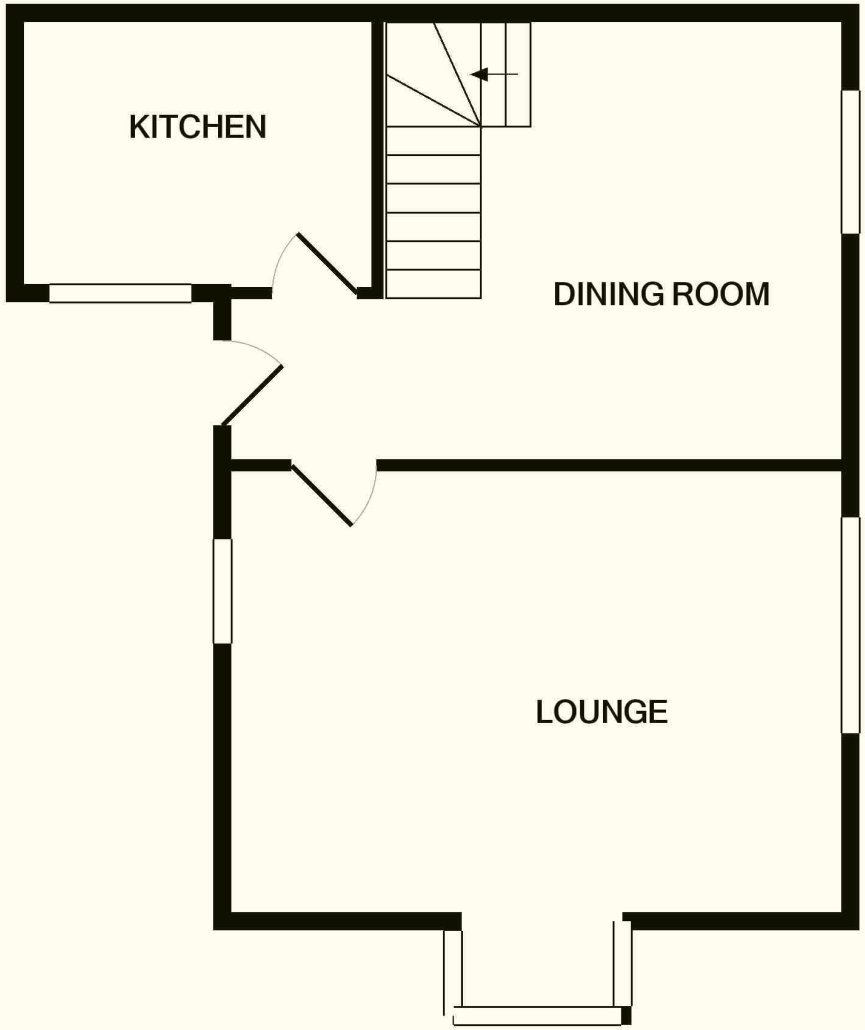
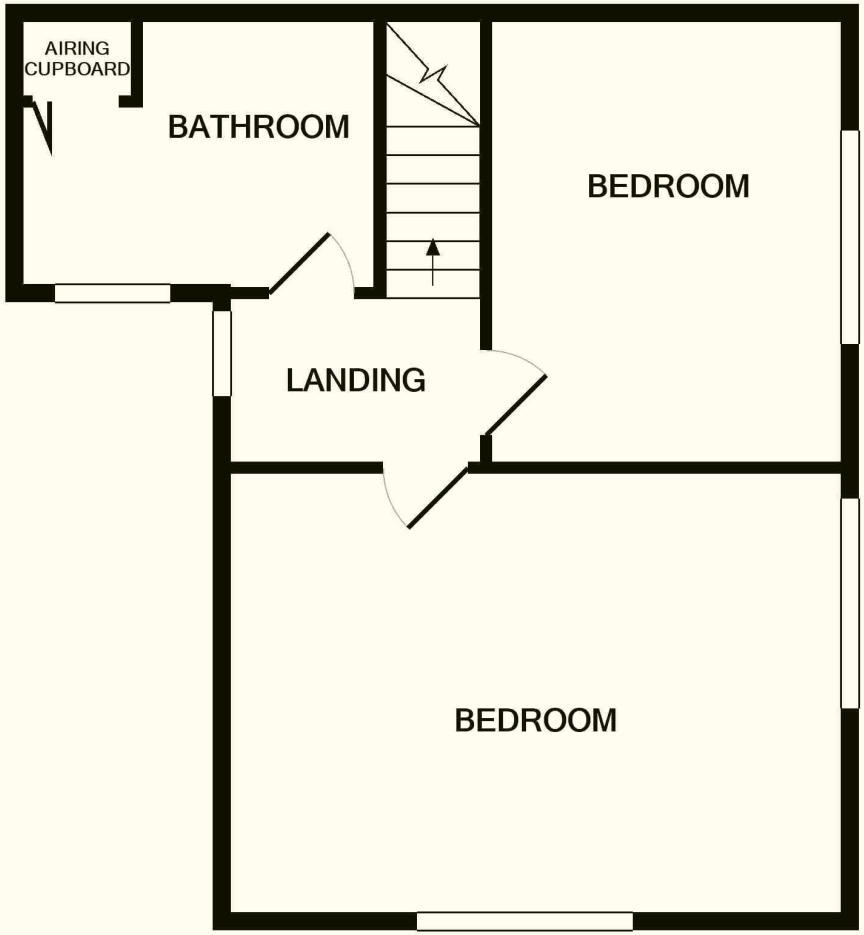
ADDITIONAL PHOTOS & PLANS

Ground Floor



First Floor



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