Joy Walker

ESTATE AGENTS



22 Cooks Lane

Great Coates, Grimsby, North East Lincolnshire DN37 9NW

A charming gable fronted Grade II listed end terrace cottage, situated in this idyllic semi rural setting in the village of Great Coates which is ideally placed for access into Grimsby, the Humber Bank Industries and the M180 motorway. The delightful accommodation comprises: Entrance porch, small entrance hall, lounge, dining kitchen, lobby, utility room and a contemporary styled bathroom/wc. To the first floor are three bedrooms. Some double glazing. Gas fired central heating system. Excellent sized corner plot with off road parking. Vacant possession.

- GRADE II LISTED COTTAGE
- LOUNGE
- DINING KITCHEN
- UTILITY & GROUND FLOOR BATHROOM/WC
- THREE BEDROOMS
- GAS CENTRAL HEATING SYSTEM
- EXCELLENT SIZED GARDENS
- OFF ROAD PARKING
- NO CHAIN
- EARLY VIEWING RECOMMENDED







£199,950

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DRAFT DETAILS
PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

ACCOMMODATION
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MEASUREMENTS
All measurements are approximate.

GROUND FLOOR
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ENTRANCE PORCH
A painted wooden door leads into the:-

ENTRANCE HALL
This compact entrance hall has a single glazed stained window, radiator and an oak floor.

LOUNGE (FRONT)
11'8" x 11'10" (3.58 x 3.62)
The focal point of this room is the multi fuel stove set in a chimney breast recess which has an oak surround. Radiator, partial panelling to one wall, striking oak flooring and a single glazed window to the front elevation.



DINING KITCHEN
12'0" x 16'2" max (3.66 x 4.93 max)
The lovely spacious second reception room has again an oak floor and a multi fuel stove set within an exposed brick chimney recess. Single glazed window, radiator and part panelling to walls. The modern gas fired boiler is concealed within a tall white cupboard. Open access into the kitchen area which is fitted with a range of modern sage base cupboards incorporating an electric oven, an induction hob together with an extractor chimney above. The contrasting work surfaces are inset with a stainless steel sink unit which has striking cream high gloss tiles above. Inset spot lights to ceiling.



DINING KITCHEN



KITCHEN AREA PHOTO



KITCHEN AREA PHOTO



LOBBY

This lobby gives access to both the utility room and the ground floor bathroom and is half tiled together with a vinyl floor. Double glazed window, radiator, inset spot lights to ceiling and single glazed rear door which leads out onto the rear garden.



UTILITY ROOM

7'10" x 4'2" (2.41 x 1.29)

The floor and the walls are fully tiled in a neutral coloured ceramic tile, inset spot lights to ceiling and plumbing for washing machine. Ample space for additional white goods.

BATHROOM/WC

7'3" x 8'7" (2.21 x 2.62)

This contemporary styled bathroom has a suite in white comprising a shaped bath having a shower and glass screen above, a high gloss vanity unit and a low flush wc. The walls are fully tiled in a complementary cream ceramic tile. Heated towel rail. Double glazed timber window. Vinyl flooring. Inset spot lights to ceiling.



SMALL LANDING

BEDROOM 1 (FRONT)

11'10" x 9'11" (3.61 x 3.03)

Single glazed window to the front elevation, striking oak flooring, radiator and an ornate cast iron grate.



BEDROOM 2

12'0" x 7'4" (3.68 x 2.26)

Again having an oak floor and radiator together with a double glazed timber window.



BEDROOM 3

8'11" x 8'6" (2.72 x 2.60)

Single glazed window, radiator and an oak floor.



OUTSIDE

THE GARDENS

As previously mentioned the property stands on a substantial corner plot with mature hedged boundaries. A small front garden is set behind a small fence and is lawned and includes an established hydrangea plant. Double wrought iron gates leads on to a concrete driveway which provides off road parking. The excellent side and rear gardens are lawned, inset with a large Sycamore tree which has a Tree Preservation Order and included in the sale is a timber garden store.



THE GARDENS



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TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

RIGHT OF WAY

Number 20 & 21 have a permitted pedestrian right of way from their rear gardens for the emptying of bins etc. More information is available with the agent.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - A
EPC - D

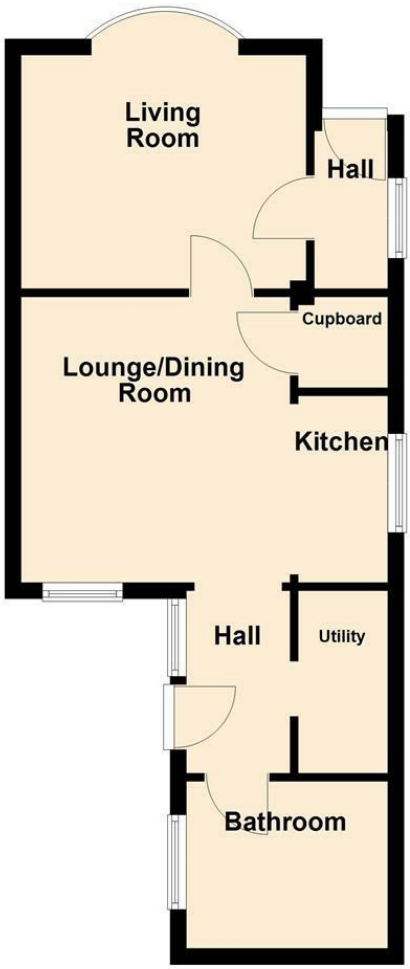
VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

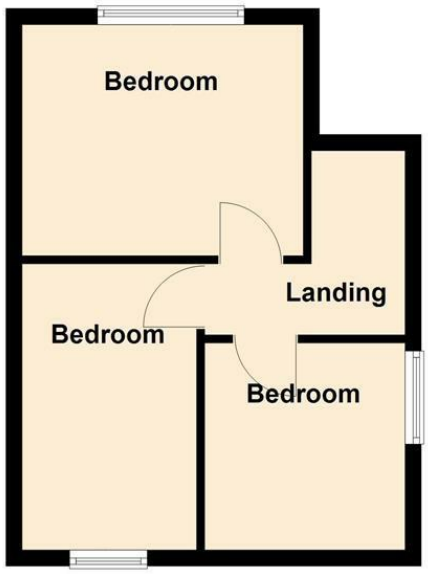
OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

Ground Floor
Approx. 40.7 sq. metres (438.5 sq. feet)

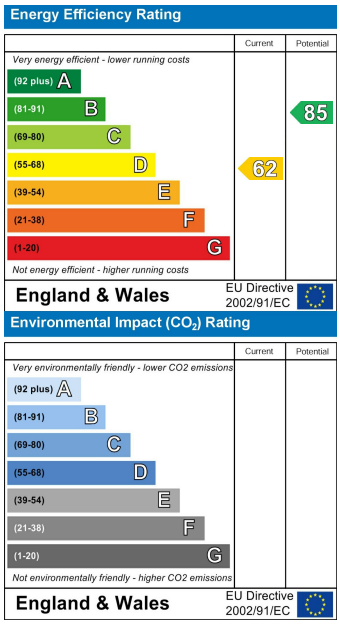


First Floor
Approx. 29.2 sq. metres (313.9 sq. feet)



Total area: approx. 69.9 sq. metres (752.5 sq. feet)





For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.