



## Meadow Cottage Holton Road Grimsby, North East Lincolnshire DN36 5LU

A superb DETACHED FOUR BEDROOM DORMER BUNGALOW standing within delightful cottage-style gardens, offering beautifully presented and deceptively spacious accommodation that combines charm, character, and modern comfort. Lovingly restyled and improved over the years, this attractive home enjoys a warm and welcoming atmosphere throughout. The accommodation includes an entrance hall opening into a charming rustic-style kitchen/breakfast room, while an inner hallway leads to a spacious lounge, versatile sitting/dining room, two well-proportioned bedrooms, and a family bathroom/wc. To the first floor are two further generous double bedrooms and a stylish contemporary shower room/wc, providing excellent flexibility for families, guests, or those working from home. Externally, the property is equally impressive, featuring a double attached garage and an in-and-out driveway providing ample off-road parking. The mature south and west-facing gardens are beautifully stocked with a variety of established plants, shrubs, and colourful borders, creating a private and picturesque setting. A raised seating area and ornamental pond provide the perfect place to relax and enjoy the surroundings, while the enclosed courtyard offers an ideal space for Afresco dining and outdoor entertaining. Further benefits include a gas central heating system and double glazing (excluding one window). A wonderful and individual home offering versatile accommodation, attractive gardens, and excellent outdoor living space, making it perfectly suited to both family life and entertaining.

**£395,000**

- CHARMING DETACHED DORMER BUNGALOW
- TWO RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- TWO BEDROOMS & BATHROOM TO GROUND FLOOR
- TWO FURTHER BEDROOMS & SHOWER ROOM TO THE FIRST FLOOR
- ATTACHED DOUBLE GARAGE & STORE
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- WELL STOCKED COTTAGE STYLE GARDENS
- UNIQUE PROPERTY MUST BE VIEWED



## ACCOMMODATION

## MEASUREMENTS

All measurements are approximate.

## GROUND FLOOR ONLY

## SIDE ELEVATION

As seen from Holton Road.



## ENTRANCE HALL

Approached via a modern composite entrance door which leads into this lovely open hall which has a Lantern ceiling, tiled floor and a corner double cupboard. Adding charm is the wood burner and the pine stripped latched doors. To the rear is a second composite door which leads out onto the rear courtyard. Useful shelved pantry cupboard. Open access leads into the kitchen.



## KITCHEN/BREAKFAST ROOM

18'6" 10'11" (5.64 3.33)

This rustic bespoke kitchen has a decorative sink area inset with a Belfast sink and cupboards below, included in the sale are the pine dresser and drawer unit. The black Leisure range which has matching pine base unit either side and set with a recess which has a decorative beam and inset spot lights. The main ceiling has white painted beams inset with spot lights. Double glazed window. Tiled flooring.



## KITCHEN/BREAKFAST ROOM



## KITCHEN/BREAKFAST ROOM



## CENTRAL HALLWAY

This hallway has access to the remainder of the ground floor accommodation which also is fitted with natural pine stripped doors and has an exposed stained floor boards with a pine spelled staircase leading up to the first floor, radiator and double glazed french doors opens onto the main garden.



## LOUNGE

19'10" x 16'1" max (6.06 x 4.91 max)

This lovely formal lounge has a dual aspect with two double glazed windows including a bay window with views over the main garden. Striking parquet flooring, radiator and coving to ceiling. The focal point of this room the white Adam style fireplace which is inset with decorative tiling and has provision for an open fire.



## LOUNGE



## SITTING/DINING ROOM

21'3" x 13'2" (6.50 x 4.02)

This very spacious multi purposed second reception room has naturally stained floor boards, two slim radiators plus a further radiator which is situated behind a decorative cover. Coving to ceiling. The natural sunlight flows through the french doors and the south facing two double glazed windows.



## BEDROOM 1

11'5" x 15'0" (3.49 x 4.58)

This stylish double bedroom has a double glazed window, exposed naturally stained floor boards and radiator. There is small double wardrobe positioned behind the doorway.



## BEDROOM 1



## BEDROOM 2

9'4" x 9'0" (2.86 x 2.76)

The smaller of all the bedrooms again has french doors opening onto the garden, exposed stained floor boards and radiator. This room is fitted with a range of wardrobes together with cupboards above the bed space.



### **BATHROOM/WC**

7'6" x 7'3" (2.3 x 2.22)

Fitted with a corner deep bath having a hand held shower spray, a pedestal wash hand basin and a low flush wc. The walls are half tiled in decorative coloured ceramic tiles to dado height. Double glazed window. Tiled flooring. Inset spot lights to ceiling.



### **FIRST FLOOR**

#### **LANDING**

The first floor staircase leads up to the main landing which has a spelled staircase with matching storage cupboards. Double glazed window.



#### **BEDROOM 3**

16'4" x 11'3" (4.98 x 3.45)

This cottage style bedroom has a recessed double glazed window, radiator, exposed stained floor boards and two radiators. Access to roof space.



#### **BEDROOM 3**



#### **BEDROOM 4**

17'0" max x 11'5" (5.20 max x 3.48)

Double glazed window, radiator and inset spot lights to ceiling,



#### **BEDROOM 4**



#### **SHOWER ROOM/WC**

11'7" x 5'11" (3.55 x 1.82)

This contemporary styled shower room is fully tiled in white having contrasting aqua coloured tiling to dado height and fitted with a large walk shower having a glass screen and a hand held shower spray plus a rain forest overhead shower head, a traditional wall mounted sink with a chrome towel rail plus a mid level cistern toilet. Useful hand painted storage unit. Velux double glazed window. Inset spot lights to ceiling. Chrome heated towel rail. Exposed floor boards.



#### **SHOWER ROOM/WC**



## OUTSIDE



### ATTACHED DOUBLE GARAGE

20'8" x 14'9" (6.32 x 4.52)

The property has an in and out driveway allowing additional parking to the double garage which has an up and over door to the front, personal door which is accessed via the attached brick store. Light and power.



### BRICK STORE

14'11" x 6'0" (4.57 x 1.84)

Attached to the rear of the brick garage this useful store has a utility area with plumbing for an automatic washing and has a wall mounted gas fired boiler.

### THE GARDENS

The property enjoys an attractive position surrounded by established greenery, with extensive lawned gardens wrapping around the home and creating a delightful outdoor environment, complemented by a variety of mature trees, shrubs and colourful planting which provide interest throughout the seasons.

To the rear, there is a gravelled seating area, ideal for outdoor dining and entertaining, whilst a tucked-away open summerhouse offers the perfect space to relax and enjoy the tranquil surroundings over the delightful wildlife fish pond. The generous plot provides ample space for keen gardeners and those seeking a secluded outdoor retreat. The gardens enjoy a high degree of privacy, making this a wonderful outdoor space for relaxation and enjoyment.



### ORNAMENTAL POND



## ALFRESCO ENTERTAINING AREA



## THE GARDENS



## COUNCIL TAX BAND & EPC RATING

Council Tax Band - E

EPC -

## 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.

## VIEWING ARRANGEMENTS

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

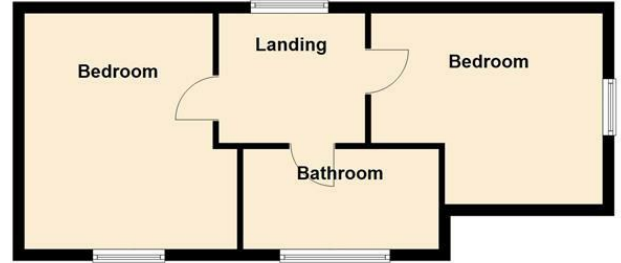
## OPENING TIMES

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

**Ground Floor**  
Approx. 119.8 sq. metres (1289.0 sq. feet)



**First Floor**  
Approx. 40.3 sq. metres (433.8 sq. feet)



Total area: approx. 160.1 sq. metres (1722.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment 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.