

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

3 CHURCHWOOD GREAT COATES ROAD, GREAT COATES GRIMSBY

PURCHASE PRICE £239,950 FREEHOLD



VIEWING

By appointment with this office

COUNCIL TAX BAND

C

PURCHASE PRICE

£239,950

TENURE

We understand the property to be Freehold, and this is to be confirmed by the solicitors



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Registered in England No. 4782567



3 CHURCHWOOD GREAT COATES ROAD, GREAT COATES GRIMSBY

Nestled in the desirable area of Great Coates, Grimsby, this exceptionally presented mews property offers a perfect blend of modern living and convenience. Built in 2022, this home is part of a gated development, ensuring both privacy and security. Its prime location provides easy access to local amenities, schools, and the A180, making it an ideal choice for families and professionals alike.

Upon entering, you are greeted by a welcoming entrance hall featuring a bespoke under-stairs cupboard, providing ample storage. The spacious lounge is perfect for relaxation, while the modern kitchen/diner is designed for both functionality and style, complete with a utility room and a convenient WC. The first floor boasts a master bedroom with fitted wardrobes and an ensuite bathroom, alongside two additional well-proportioned bedrooms and a contemporary four-piece family bathroom.

The property is light and airy, with neutral decor throughout, making it truly turnkey ready for its new owners. Additional features include double glazing, gas central heating, and a well-maintained rear garden, perfect for outdoor enjoyment. Parking is a breeze with space for two vehicles, including an EV car charge point at the front.

This home is a rare find in a sought-after location, and viewing is essential to fully appreciate the quality and comfort it offers. Don't miss the opportunity to make this stunning property your own.

ENTRANCE HALL

Through a composite front door into the hall with stairs to the first floor accommodation, bespoke built in cupboards under the stairs, a central heating radiator, laminate to the floor and a light to the ceiling.



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LOUNGE

11'1" increasing to 13'3" x 13'3" (3.38m increasing to 4.04m x 4.04m)

The lounge is to the front of the property with a timber framed double glazed window, a central heating radiator and a light to the ceiling.



LOUNGE



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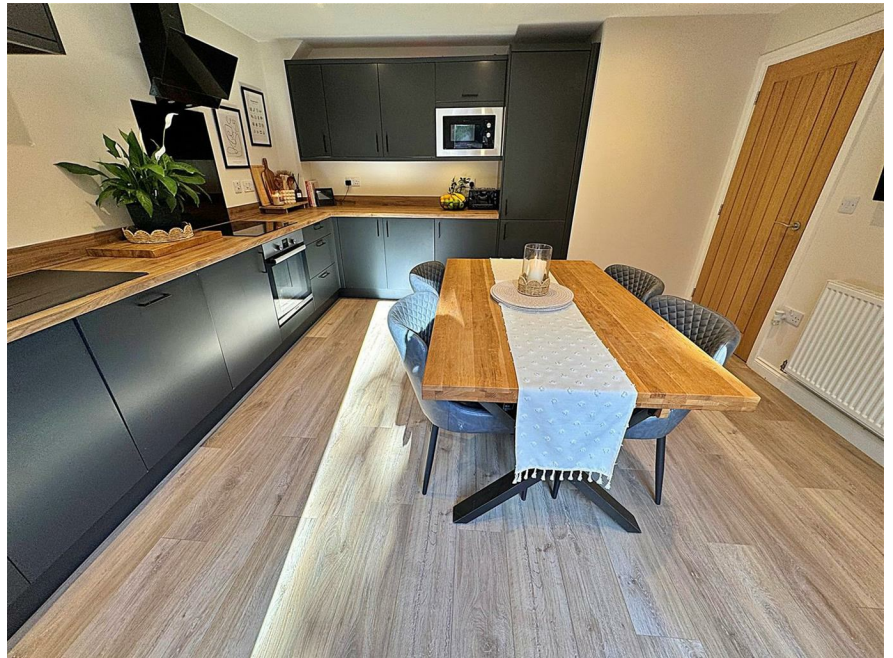
KITCHEN/DINER

14'0 x 13'3 (4.27m x 4.04m)

With a range of dark grey wall and base units, contrasting work surfaces incorporating a black sink unit with a black mixer tap. An integrated electric oven and hob with a black splash back, a extractor fan above, an integrated dishwasher and fridge/freezer. Timber framed double glazed French doors leading to the garden, a central heating radiator, laminate to the floor and spotlights to the ceiling.



KITCHEN/DINER



3 CHURCHWOOD GREAT COATES ROAD, GREAT COATES GRIMSBY

KITCHEN/DINER



UTILITY ROOM

5'10 x 6'4 (1.78m x 1.93m)

With a hardwood door, a wall and base unit with contrasting work surfaces, plumbing for a washing machine, laminate to the floor and spotlights to the ceiling.



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WC

5'6 x 2'11 (1.68m x 0.89m)

With a toilet, a pedestal wash hand basin with a black mixer tap, tiled splash backs, a central heating radiator, laminate to the floor and spotlights to the ceiling.



LANDING

Up the stairs to the first floor accommodation where doors to all rooms lead off, a storage cupboard and a light to the ceiling.

BEDROOM 1

11'1 x 12'1 (3.38m x 3.68m)

This double bedroom to the front of the property with a timber framed double glazed window, a range of fitted wardrobes, a central heating radiator and a light to the ceiling.



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BEDROOM 1



ENSUITE

3'11 x 7'3 (1.19m x 2.21m)

Comprising of a shower enclosure with a plumbed shower, a vanity sink unit with a black mixer tap and a toilet. Tiled splash backs, a black ladder style radiator, vinyl to the floor and spotlights to the ceiling.



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BEDROOM 2

9'9 x 9'2 (2.97m x 2.79m)

Another double bedroom with a timber framed double glazed window, a central heating radiator and a light to the ceiling.



BEDROOM 2



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BEDROOM 3

9'2 x 5'10 (2.79m x 1.78m)

With a timber framed double glazed window, a central heating radiator, a light and loft access to the ceiling.



BATHROOM

13'2 decreasing to 9'8 x 5'7 (4.01m decreasing to 2.95m x 1.70m)

Comprising of a freestanding bath, a shower enclosure with a plumbed shower, a vanity sink unit and a toilet all with black fittings and tiled splash backs. A timber framed double glazed window, a black ladder style radiator, laminate to the floor and spotlights to the ceiling.



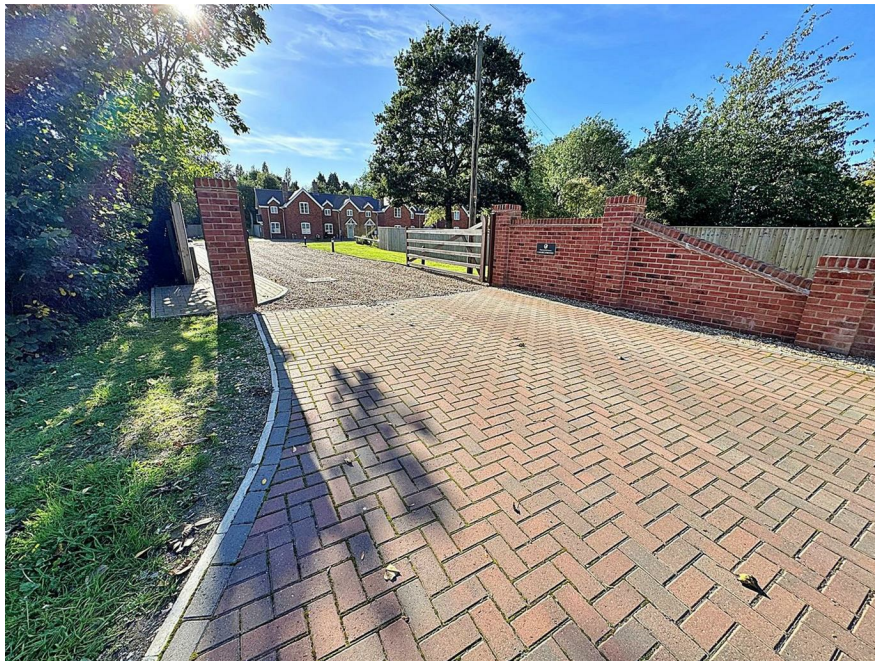
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OUTSIDE

Approached through a wooden gate, the decorative stone driveway leads to the properties within this delightful development. Immaculately maintained communal lawns and mature trees provide a wonderful backdrop, creating a truly picturesque and welcoming setting.

The front of the property is block-paved creating parking for two vehicles and a lawned edging. The property is also fitted with an EV car charger.

The rear garden has a fenced boundary with a wooden gate and is mainly laid to lawn with a patio area. There is a timber shed, outside lighting and a tap.



OUTSIDE

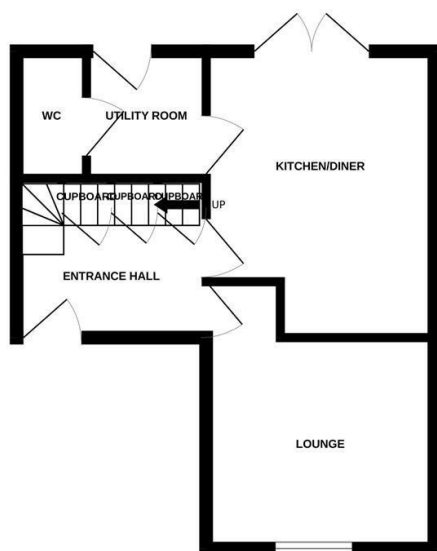


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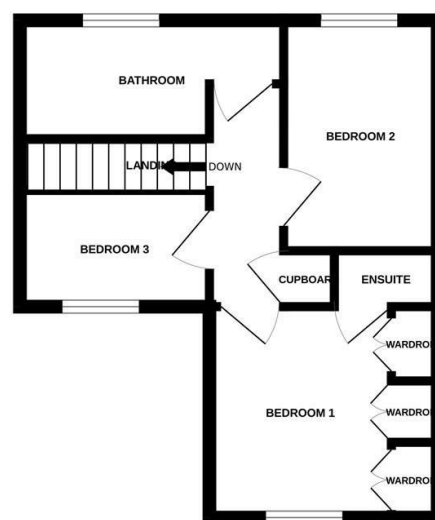
OUTSIDE



GROUND FLOOR



1ST FLOOR



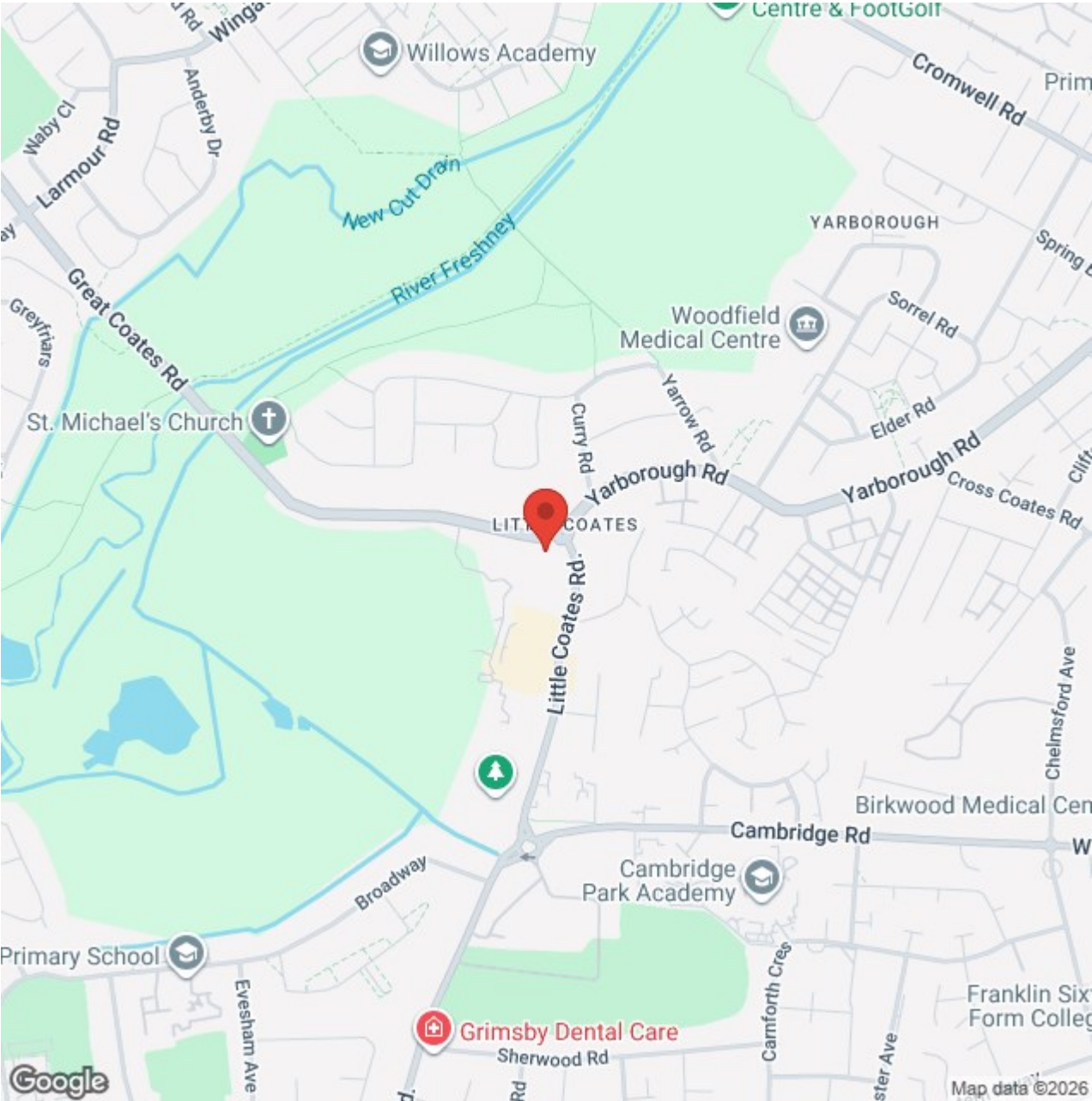
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



ADDITIONAL NOTES

FREE VALUATIONS:

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

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We offer a letting/management service:-

Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

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WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

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YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

They normally charge a fee of £495 payable on production of offer.

(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)

STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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