



1 Great Coates Road  
Healing  
Healing  
DN41 7QW

£479,000

Crofts Estate Agents are delighted to present to the market this unique four/five bed detached bungalow, nestled in the heart of the ever popular village of Healing. Stylishly presented throughout, this superb family home enjoys the benefits of a large wrap around garden, open plan living and a brilliant outdoor entertainment space. The village itself is well equipped with schools for children of all ages, post office, takeaways and Healing Manor, all within walking distance. Heading inside the property will reveal a large entrance hallway, open plan kitchen-diner-living space, sitting room, office/bedroom five, W/C, four excellent size bedrooms and the family bathroom. Bedroom one also benefits from a built in wardrobe and en-suite. Externally, this property sits on a substantial plot, with large wrap around garden, outdoor entertainment area with summer house, fruit and vegetable patch and ample off road parking with garage. Internal viewing is essential in order to fully appreciate this beautiful property, to arrange yours, contact our Immingham office.

Address : 21 Kennedy Way, Immingham, DN40 2AB  
Email : [immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)  
Website : [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)

#### OFFICE HOURS

Mon to Fri 9am to 5.30pm (Tuesday opening 9.30am)  
Saturday 9am to 3pm  
Sunday Closed



# CROFTS ESTATE AGENTS

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### Open plan kitchen-diner-living room

This lovely open plan space is ideal for entertaining guests or enjoying family time. The sitting room offers a warm cosy space to relax and unwind with feature log burner, modern decor, and uPVC patio doors which open out to the rear garden. The kitchen provides a range of fitted units both base and wall mounted, with integral oven, AEG induction hob and extractor above, integral microwave and one and a half sink with drainer and mixer tap. There is also plumbing for a dishwasher, laminate flooring and uPVC window to the rear. The utility room can also be accessed from the kitchen and provides a handy room for a washer and dryer, helping to free up space in the kitchen.

### Sitting Room

11' 4" x 14' 3" (3.45m x 4.34m)

Adjacent to the office is the sitting room which again, could potentially be used as a bedroom. An excellent versatile room which benefits from carpeted flooring, radiator, modern decor and dual aspect uPVC windows, allowing plenty of natural daylight to enter.

### Office/bedroom 5

11' 8" x 12' 5" (3.55m x 3.78m)

Currently occupied as an office, this versatile room provides a great office or fifth bedroom. The room benefits from built in storage, radiator laminate flooring and large uPVC window to the front.

### Bedroom 1

14' 5" x 15' 5" (4.39m x 4.70m)

The master bedroom provides an excellent space with built in wardrobe, en-suite, and space for large freestanding wardrobes. There is also carpeted flooring, tasteful decor, radiator and two uPVC windows, which allow plenty of natural daylight to enter.

### En-suite

3' 9" x 7' 0" (1.14m x 2.13m)

Accessed from the master bedroom, this modern en-suite comprises of a shower cubical, WC, vanity basin and uPVC window to the rear.

### Bedroom 2

12' 0" x 15' 11" (3.65m x 4.85m)

Bedroom two, which is a spacious double bedroom, benefits from laminate flooring, radiator and dual aspect uPVC windows.

### Bedroom-3

11' 1" x 12' 9" (3.38m x 3.88m)

Bedroom three, which is also a spacious double, briefly comprises of carpeted flooring, radiator and uPVC window to the side.

#### Bedroom 4

15' 5" x 16' 3" (4.70m x 4.95m)

The fourth bedroom briefly comprises of uPVC door, which opens out to the rear garden, uPVC window to the side, carpeted flooring, wall mounted column radiator and modern decor with feature wall.

#### Bathroom

8' 8" x 8' 9" (2.64m x 2.66m)

The modern family bathroom suite boasts a large four piece suite which comprises of walk in shower with glass screen, bath, WC and vanity basin. There is also marble wall and tiles to compliment, LED lighting and uPVC window to the rear.

#### Externally

Occupying a large plot, set back from Great Coates Road, lies this unique detached property with wrap around garden, ample off road parking a garage. To the side of the property you will find a spacious vegetable patch and fruit cage. The rear garden offers a great outdoor entertaining space with decking, set in lawn and a large summerhouse.





### Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

### Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

### Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

### Council Tax Information

Band E: To confirm council tax banding for this property please view the website- [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

### Free Valuations

We offer a free valuation with no obligation, just call the relevant office, or visit [www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk) seven days a week to arrange your free valuation.

### Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

### Mortgage and Financial Advice

With access to a range of mortgage products, Crofts Estate Agents Immingham in connection with Forge Financial Solutions Ltd will help you find the best mortgage to suit your needs. Forge Financial Solutions Ltd will act on your behalf in advising you on mortgages and other financial matters.

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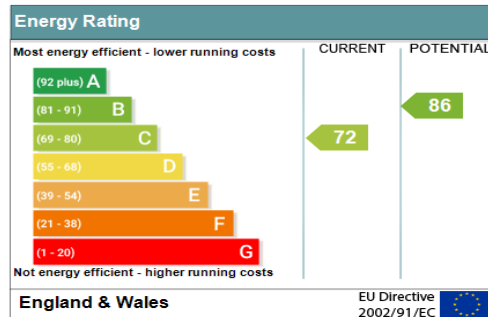
GROUND FLOOR  
194.6 sq.m. (2095 sq.ft.) approx.



TOTAL FLOOR AREA: 194.6 sq.m. (2095 sq.ft.) approx.

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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Address: 1 Great Coates Road, Healing, GRIMSBY, DN41 7QW  
RRN:



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