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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



**29 Meadowbank
Great Coates
DN37 9PG**

**Offers in the Region Of
£269,950**

Coming to the market with NO FORWARD CHAIN is this superbly presented four bedroom detached house. Positioned on a quiet Cul-de-sac on a good sized plot of 1/10th of an acre this beautifully cared for family home is finally back on the market after creating many great memories for its current owners over many years. Extended to the back and sides with an office, utility room and conservatory, this property has more than ample living space for the growing family with three separate reception rooms plus kitchen breakfast room to the ground floor and four good sized bedrooms and family bathroom and shower room to the first floor. The property has an exceptionally private south facing rear garden with not a window in sight with two separate patio areas and well tended grass and borders whilst to the front there are two separate driveways plus single integral garage. A real gem which must be seen to be fully appreciated.

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Entrance hall

4' 11" x 16' 0" (1.51m x 4.87m)

Entered via a frosted uPVC door on the side of the property, the entrance hall has wood laminate floor, cream decor to coving, two pendant lights, radiator and closet for jacket and shoes etc.

Kitchen breakfast room

13' 2" x 11' 11" (4.01m x 3.63m)

A good sized kitchen breakfast room has a generous range of cream wall and base units with granite effect work top over to two sides of the room with integral appliances including gas hob with extractor over and double electric oven grill. There is space for tall fridge freezer and dishwasher. The room has wood floor with cream decor to coving, granite effect splash back returns, uPVC window to the rear, space for dining table, radiator and strip light.

Dining room

9' 11" x 9' 11" (3.02m x 3.01m)

The dining room has space for good sized table and chairs and has wood floor, cream decor to coving, full length window and sliding door to the rear garden, radiator and pendant light.

Lounge

11' 11" x 22' 3" (3.63m x 6.77m)

The lounge is huge and has wide central walk in uPVC bay window with fitted blinds. The room has quality wood floor, cream décor to

dado rail and coving, two radiator, ceiling light and feature electric fire with wood surround and marble inset and hearth.

Conservatory

13' 7" x 8' 10" (4.13m x 2.69m)

The conservatory extension has uPVC full length windows with a frosted roof over. uPVC French doors lead to the rear patio area. There is a hidden gas heater in the room and fan light to the ceiling.

Cloakroom

3' 0" x 5' 1" (0.91m x 1.54m)

The ground floor cloakroom has white WC and corner sink with tiled splash back. There is a uPVC frosted window, cream décor to coving, black vinyl floor and ceiling light.

Utility room

9' 3" x 4' 10" (2.81m x 1.47m)

The utility room has grey base units with sink drainer, uPVC frosted door to the rear, wood floor, ceiling light, cream decor to coving and space for both washing machine and dryer.

Study

9' 4" x 3' 1" (2.84m x 0.94m)

A slim study room has uPVC window to the rear, wood floor, cream decor and ceiling light.

Stairs and landing

Open plan to the very spacious lounge the stairs turn 90 degrees to the landing with both areas having brown carpet, cream decor and the landing having two pendant light lights and loft access.

Bedroom One

12' 0" x 13' 11" (3.65m x 4.23m)

The largest bedroom has uPVC window to the front, cream decor to coving, built in wardrobes, storage and dressing table and draws, biscuit colour carpet, radiator and pendant light.

Bedroom Two

9' 11" x 9' 9" (3.02m x 2.98m)

A good sized double bedroom has light brown carpet, cream decor to coving, radiator, pendant light and uPVC window to the rear.

Bedroom Three

9' 11" x 12' 1" (3.03m x 3.69m)

The third bedroom has built in storage and airing cupboard with uPVC window to the rear, biscuit carpet, cream decor to coving, radiator and pendant light.

Bedroom Four

11' 11" x 7' 11" (3.62m x 2.42m)

Another double bedroom has uPVC window to the front, brown carpet, cream decor to coving, radiator and ceiling light.

Family bathroom

10' 2" x 5' 6" (3.10m x 1.67m)

The family bathroom has matching white WC, sink, bath with grey tiled splash backs and grey tile effect vinyl floor. The room has cream decor to coving and dado rail, uPVC frosted window, radiator, ceiling light and vertical blinds.

Shower closet

3' 8" x 2' 5" (1.12m x 0.73m)

The shower closet has walk in shower cubicle with bi-folding door and cream tiled splash backs. The room has ceiling light and tile effect vinyl floor.

Rear garden

A superbly presented south facing rear garden enjoys a very high degree of privacy with tall fencing and even taller mature well tended conifer screening. The garden has two slab patio areas and well groomed lawn with gravel borders hosting a variety of plants

and shrubs. A slab path leads to a side timber gate and on to the front. There is also a timber shed.

Front garden and driveways

The property has a splayed frontage and therefore has space for a driveway on each side of the house. On one side an open slab driveway leads to the integral single garage and on the other a second open driveway has gravel parking space for car or even a caravan etc. The front like the rest of the garden and internal space is well presented with neat lawn and slab path between the two driveways and trimmed mature hedge to the front and both sides.

Integral garage

16' 8" x 8' 11" (5.07m x 2.72m)

The garage has up and over metal door to the front, power and light internally, storage and loft access.



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 D: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti



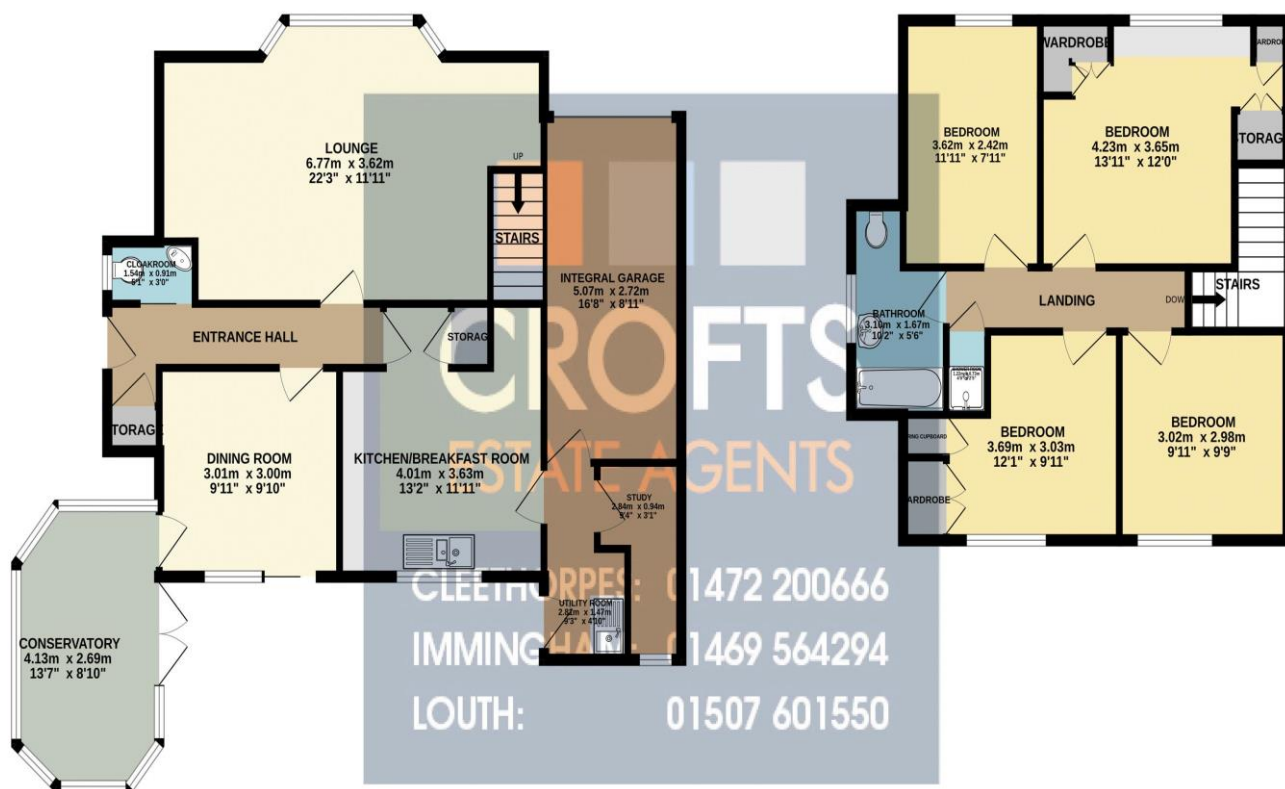


OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
85.0 sq.m. (915 sq.ft.) approx.

1ST FLOOR
54.6 sq.m. (587 sq.ft.) approx.



TOTAL FLOOR AREA: 139.6 sq.m. (1502 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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