

# MARTIN MASLIN

8 THE AVENUE  
GREAT COATES  
GRIMSBY  
NORTH EAST LINCOLNSHIRE  
DN37 9NR



A most elegant and stunning mid link cottage found in this delightful position thought to have its origins around the 1860's standing in an unexpectedly large garden to the rear, which must be viewed to be appreciated. The property, locally listed, has been sympathetically refurbished by the present owners to keep with its character featuring wood and tile floors, log burning stoves and a walk in pantry further enhanced by wooden window frames fitted with plantation shutter blinds. Ready to move straight into the delightful accommodation includes an Entrance Hall where the central staircase leads to the first floor, two individual Reception Rooms, each with exposed brick chimney breasts and cast iron log burning stoves and a custom built Kitchen with a walk in Pantry. Upstairs there are two good sized Bedrooms (Master with fitted wardrobes and a private Dressing Room) and a traditional Bathroom beautifully refurbished with a modern twist. Unbelievably the cottage enjoys a superb large rear garden extending to approx 150 ft featuring a lovely spacious block set patio ideal for entertaining, two useful brick outbuildings and an extensive lawn with established borders combining a valuable hidden driveway screened by solid gates accessed from The Avenue. An absolute gem not to be missed. EPC Rating - D

**£189,950**

VIEWING STRICTLY BY PRIOR APPOINTMENT WITH VENDOR'S SOLE AGENTS

The accommodation comprises: -

### ENTRANCE PORCH

A lovely pine front door gives access to the entrance hall.

### ENTRANCE HALL

With a new oak floor, a useful meter cupboard and a staircase to the first floor.

### SITTING ROOM

4.11m (13'6") x 3.81m (12'6")

A relaxing room enjoying dual aspect views onto the front and rear gardens featuring an exposed brick chimney breast housing a recessed cast iron log burning stove set on a tiled hearth. Tastefully decorated in pastel colours with a radiator, original strip pine windows and plantation shutter blinds.

### DINING ROOM

4.11m (13'6") x 3.96m (13'0") narrowing to 2.97m (9'9")

Adjoining the kitchen another beautiful room with an exposed brick chimney breast housing a deep cast iron log burning stove set on a tiled hearth. It has a polished wood floor with a useful under stairs storage cupboard, space for a dining table and chairs, a traditional radiator and a timber glazed front window with plantation shutter blinds.

### KITCHEN

3.84m (12'7") x 3.00m (9'10")

A custom built fitted kitchen with wooden cabinets featuring a Belfast pot sink with solid butcher block work tops, mixer taps and tiled splash back. It has a freestanding Leisure farmhouse range cooker, plumbing for a washing machine, space for freestanding furniture and a Chinese style slate floor. There is a useful large walk in pantry cupboard with shelving and a sliding sash window. The kitchen allows plenty of natural light through the single glazed window and a barn style door opens onto a spacious patio and entertaining area.

### FIRST FLOOR

#### LANDING

A deep stairwell and first floor landing providing access to the loft with an attached ladder.

### MASTER BEDROOM

4.11m (13'6") x 3.23m (10'7") to wardrobes

A charming bedroom with a central ornamental fireplace flanked by quality built in wardrobes. It has a radiator with dual aspect windows and plantation shutters whilst a further door provides access to a delightful dressing room.

### DRESSING ROOM

With a built in dressing table and drawers and a window overlooking the front elevation.



ENTRANCE HALL



SITTING ROOM



DINING ROOM



DINING ROOM

## BEDROOM TWO

3.96m (13'0") x 1.98m (6'6")

A good sized second bedroom with a radiator and a single glazed window with plantation shutters.

## FAMILY BATHROOM

2.64m (8'8") x 2.01m (6'7")

A superb traditional bathroom with a modern twist featuring an attractive range of wall tiles and a white suite comprising a high flush w.c, a pedestal wash hand basin and a claw foot roll top panel bath with a fixed overhead rainfall shower and traditional taps with a telephone style shower attachment. It has a glass folding shower screen, a chrome heated towel rail and a useful built in storage cupboard with door mirror. A single glazed window enjoys views onto the rear garden.

## OUTSIDE

In the agents opinion the rear garden forms one of the main attractions featuring a delightful extensive set patio ideal for entertaining with space for a barbecue, sun loungers and a hot tub. There are two useful brick stores, each with power, light and plumbing for an automatic washing machine (one is currently used as a Laundry Room and the other as a W.C). The rear garden extends to 147ft in length enjoying an extensive neat shaped lawn and is well stocked with a variety of plants and shrubs along one side, a 9'0 x 17'0 workshop with power and light and fencing to the perimeter. At the far end of the garden is a useful wood store and a valuable driveway provides off road parking screened by solid timber double gates accessed from The Avenue.

## SERVICES

Mains gas, water, electricity and drainage are connected. Please note Fibre Optic broadband is available.

## CENTRAL HEATING

Comprises radiators as detailed above connected to the Worcester Bosch combination central heating boiler located in the kitchen.

## SECURITY

The property has a fitted security alarm system and CCTV.

## LOCAL AUTHORITY

North East Lincolnshire Council.

## COUNCIL TAX

Our enquiries of the Local Authority indicate the property to be in Council Tax Band A.

## VIEWING

By appointment through the Agents on Grimsby 311000.



KITCHEN



KITCHEN



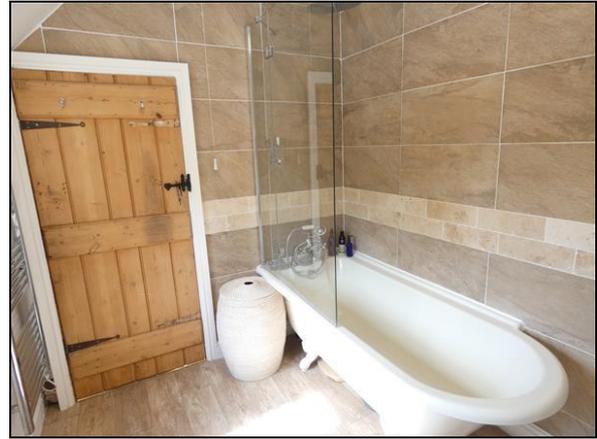
MASTER BEDROOM



BEDROOM TWO

## LOCATION AND AMENITIES

The property is located on The Avenue, a one way lane close to the centre of this highly sought after village. Local shops can be found on the nearby Wybers Wood development and Grimsby is only a short 10 minute drive away.



FAMILY BATHROOM



OUTSIDE



OUTSIDE



OUTSIDE



OUTSIDE

**SERVICES:** The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

**DISCLAIMER:** Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract.

The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

Please contact the office before viewing the property. If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property

remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.



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