



REDLANDS
NORTH COTES DN36 5UZ

MASONS
EST. 1850

REDLANDS, SEA LANE, NORTH COTES, GRIMSBY, NORTHEAST LINCOLNSHIRE DN36 5UZ

Located in open countryside within the coastal area of Lincolnshire with open views across the fields, this double-fronted semi-detached bungalow has versatile accommodation with up to 3 bedrooms, hallway, bathroom, lounge with bay, dining room kitchen and utility-lobby. The only close neighbouring home is the adjoining semi-detached bungalow (also for sale through this agency). Driveway, garage gardens, oil central heating system and double-glazed windows. For Sale with NO CHAIN.



ABOUT REDLANDS

The bungalow is thought to date back to the early 1900's and has brick faced principal walls under a main pitched and hipped timber roof structure covered in slate. Heating is by an oil central heating system and the original windows have been replaced with uPVC double-glazed units.

The rooms are versatile with options for more living or bedroom space as required and the gardens extend around the front and side with a yard and stores to the rear. In addition to the driveway at the front there is a semi-detached garage adjoining the neighbouring bungalow which is also available to purchase either separately or jointly with Redlands (unless sold previously).

DIRECTIONS

From Louth take the A16 road north for around 7 miles to North Thoresby, then turn right by the Halfway House Bar and Grill. Follow the road (B1201) through the village and away from North Thoresby until the eventual T-junction with the A1031. Turn right here and proceed to North Cotes village. Turn left into the village along Fleetway and continue for some distance until just after the church and then turn right onto Sea Lane. Follow the lane out into open countryside until Redlands is found on the right side.

ACCOMMODATION

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale)

Arched uPVC part-glazed (double-glazed) front door opening into the **Entrance Porch**, with painted tiling to each side and an hexagonal tiled floor, together with multi-pane centre inner door and decorative side glazed panes with coloured lights into the:





Entrance Hall

A spacious hallway with two radiators, smoke alarm and trap access to the roof void.

Sitting Room

At the front of the property with a ceramic-tiled fireplace and hearth having open grate. Dado rail, double radiator and walk-in, square bay front window providing views over the garden to open views beyond. Wall shelf adjacent to the chimney breast.



Dining Room (rear)

A good size with a square walk-through arch connecting this room with the kitchen adjacent and the kitchen units project through. Arched wall alcove, double radiator, ceiling and wall light point, smoke alarm and rear uPVC double-glazed French doors to outside.

Kitchen

With base and wall units to include cupboards and drawers, shelf units and roll-edge work surfaces with upstands. Single drainer, stainless steel sink unit and space for cooker with electric cooker panel. Space and plumbing for washing machine. Covered ceiling with light and square opening to:





Rear Lobby

With Worcester oil-fired central heating boiler having integral programmer, work surface over, two high-level wall cupboards and full-height, built-in store cupboards opposite. Rear part-glazed (double-glazed) door to outside.

Bedroom 1 (front)

A good size double bedroom with a built-in range of wardrobes comprising double wardrobe to the left side of the chimney breast, dressing surface to the right with a single wardrobe and double cupboard over. Further single wardrobe to the side of the front bay window, which has a built-in seat with hinged lid and storage space within. Corner cupboard with electricity meter and consumer unit. Old-fashioned, cast-iron column style radiator, corner wall shelves and ceiling light point with bed switch. Open views over the front garden to the fields beyond.



Bedroom 2 (side)

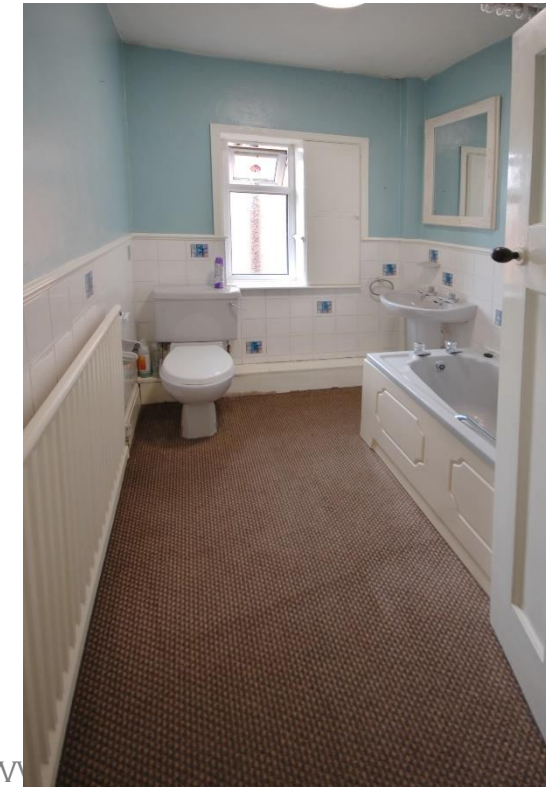
A versatile second bedroom or alternatively a further reception room, there is ample space for a double bed and a built-in, full-height double cupboard to the side of the chimney breast. Radiator and window on the side elevation. Wall alcove with high-level shelf.

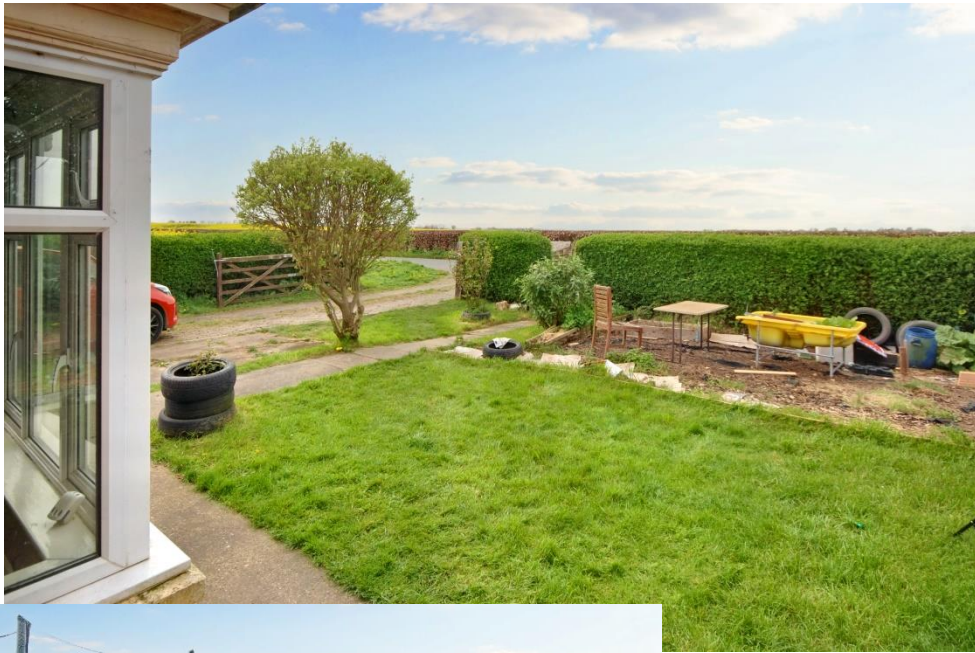
Bedroom 3 (rear)

A smaller double bedroom with a range of units around a double bed recess comprising single wardrobes on each side, having high-level store cupboards and further high-level cupboards above the bed recess. Radiator, high-level wall shelf and rear window.

Bathroom

With a pale grey coloured suite comprising panelled bath with two grips, pedestal wash hand basin and low-level WC. Part ceramic-tiled walls extending to high level on one side of the bath, above which there is a Triton electric instant shower unit with handset on rail. Built-in shelved wall cabinet, radiator and rear window.





Outside

At the front of the property a five-bar gate opens onto a driveway providing parking space and to the side is a lawned garden with flagstones and a pathway leading to the main front entrance. The front garden is laid to grass with a further area finished in bark and there is an outside water tap on the front wall of the bungalow. The side garden is separated from the rear by a conifer hedge and there is a lawn with oil storage tank on metal support and a brick-built outbuilding, together with a range of garden stores. The rear garden area is mainly paved with an outside light over.

Garage

The semi-detached, brick-built garage adjacent to adjoining bungalow Brooklands, has an up and over door and is the left of the two garages shown in the photograph with right of access over the shared drive.

Location

North Cotes is a country village about 4 miles from the Northeast Lincolnshire Coast and some 10.5 miles from the centre of Grimsby. Louth market town is about 10 miles away. The village has a primary school, and the Grade 2 Listed Church is dedicated to St. Nicholas.

Viewing

Strictly by prior appointment through the selling agent.

General Information

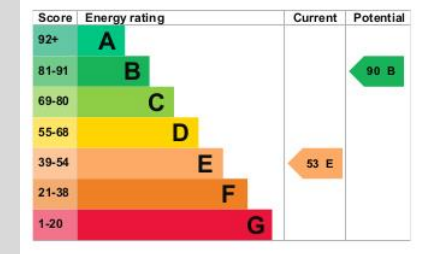
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FLOORPLANS AND EPC GRAPH



Floorplan
Approx 105 sq m / 1127 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



MASONS
EST. 1850

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