



CROFTS ESTATE AGENTS

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



**1 Bridge Cottage Sea Dyke
Way
Marshchapel
DN36 5TZ**

£225,000

This unique semi detached cottage lies in a fantastic semi rural position on the edge of the village of Marshchapel. Offered for sale with NO FORWARD CHAIN, the property offers fantastic scope and potential for further improvement and development. Standing in a lovely mature plot to both front and rear, there is a huge detached garage/ workshop which can be used for a variety of purposes. In addition to this, there are two large car ports as well as a timber store and metal storage container. We believe there is potential for the garage to be converted into a separate dwelling, subject to planning consents being granted. Internal living accommodation of the house itself is comprised of : Hallway, lounge with wood burning stove, modern fitted kitchen, shower room, utility room/ rear porch, two good sized bedrooms and loft area with scope to extend. The property does benefit from full uPVC double glazing and the water and heating are controlled by the wood burning stove which was installed in 2009 by the late owner.

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Hallway

7' 8" x 7' 9" (2.329m x 2.35m)

Built in storage cupboard, stairs to first floor landing radiator

Lounge

14' 1" x 11' 10" (4.303m x 3.6m)

uPVC to front, radiator and large wood burning stove

Kitchen

11' 9" x 29' 9" (3.58m x 9.08m)

uPVC window to rear, uPVC front entrance door, radiator, range of modern fitted units incorporating integrated oven and hob, sink with draining board

Shower Room

7' 6" x 4' 11" (2.285m x 1.5m)

Large shower cubicle, heated towel rail, vanity wash basin and attached w/c

Utility room

11' 3" x 4' 0" (3.426m x 1.207m)

Two uPVC windows to rear and uPVC door to side leading to outside, radiator, built in cupboard

Bedroom One

12' 1" x 14' 1" (3.68m x 4.29m)

uPVC window to front, radiator and cupboard housing tank

BedroomTwo

7' 7" x 11' 0" (2.32m x 3.35m)

uPVC window to rear, radiator

Loft Room

12' 0" x 4' 2" (3.66m x 1.27m)

boarded area with radiator. restricted head room

Garage/ workshop

38' 6" x 24' 6" (11.734m x 7.462m)

Double doors to front and metal personnel access door to side. Light, power side window

Metal lock up

17' 0" x 13' 11" (5.18m x 4.23m)

Outside

The front is approached by a long and wide driveway, there are double gates which lead to the rear garden and detached garage. There is a large lawned garden to the rear which leads to the car ports and further storage areas

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



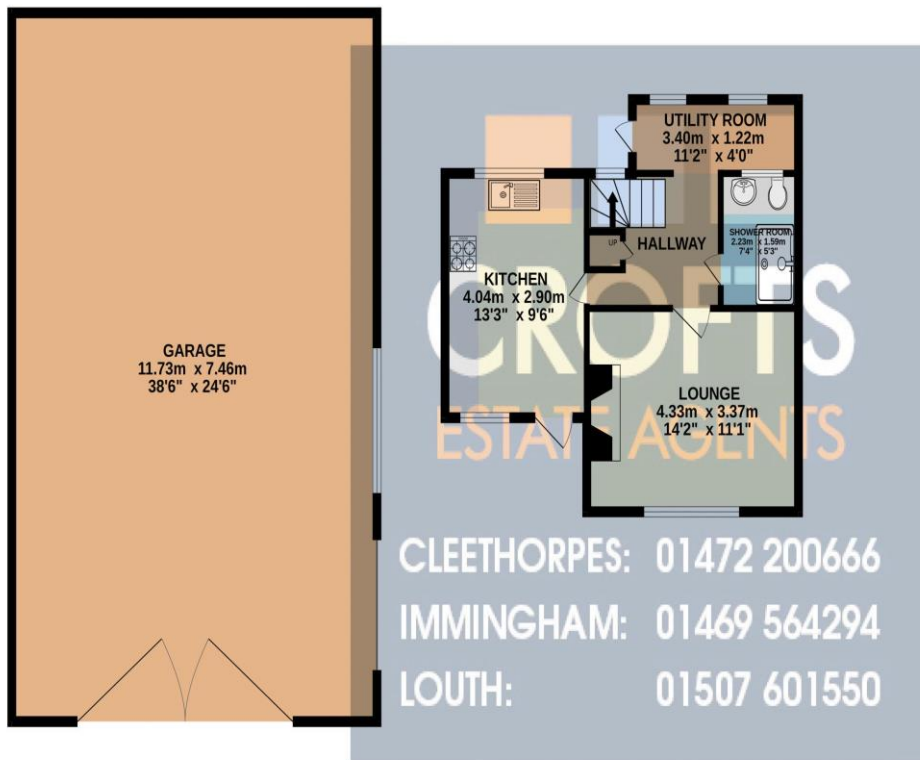




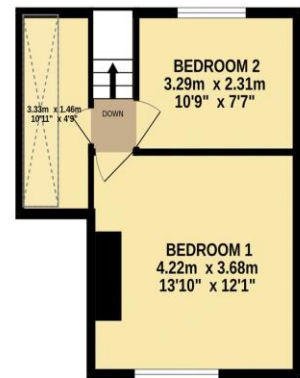
OPEN 7 DAYS A WEEK

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
126.7 sq.m. (1363 sq.ft.) approx.



1ST FLOOR
29.3 sq.m. (315 sq.ft.) approx.



TOTAL FLOOR AREA : 156.0 sq.m. (1679 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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