



6 Marigold Court Laceby, North East Lincolnshire DN37 7FA

We are delighted to offer for sale this TWO BEDROOM SEMI DETACHED PROPERTY built two years ago by Allison Homes, ideal for first time buyers situated in the popular village of Laceby with in easy reach of all local amenities and a short drive to Grimsby Town Centre. The property benefits from gas central heating and uPVC double glazing with the accommodation comprising of; Lounge, utility area, cloakroom, kitchen diner and to the first floor two double bedroom and bathroom. The property enjoys an open plan front garden with views over the pond and nature area and to the rear a good sized lawn garden with paved patio. Parking for two vehicles. Remaining 7 years builders warranty. Viewing is highly recommended.

£169,000

- IDEAL FIRST TIME BUY
- SEMI DETACHED PROPERTY
- KITCHEN DINER
- UTILITY AREA
- CLOAKROOM
- LOUNGE
- TWO DOUBL BEDROOMS
- BATHROOM
- PRIVATE REAR GARDEN
- BIULDERS WARRANTY REMAINING



DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

GROUND FLOOR

ENTRANCE

Access via a half glazed composite door into the open plan hallway.

HALLWAY

Open plan to the lounge with carpeted flooring and carpeted stairs leading to the first floor.

LOUNGE

13'3" x 9'0" (4.04 x 2.76)

Having a uPVC double glazed window to the front aspect with carpeted flooring, radiator and large built in storage cupboard.



LOUNGE



LOUNGE



UTILITY

6'6" x 4'1" (2.00 x 1.27)

The handy utility area benefits from a range of grey front base units with contrasting work surfaces having matching upstands. Plumbing for an automatic washing machine and wall mounted boiler in matching unit. Finished with down lights to the ceiling and Herringbone tiled effect vinyl flooring.



CLOAKROOM

5'2" x 4'1" (1.59 x 1.27)

Benefitting from a white two piece suite comprising of; Low flush wc and pedestal hand wash basin. Finished with down lights to the ceiling, radiator and tiled effect Herringbone style vinyl flooring.



KITCHEN DINER

The kitchen diner benefits from a range of grey fronted wall and base units with contrasting work surfaces and matching up stands incorporating a stainless steel sink and drainer, gas hob and electric fan assisted oven beneath and under counter space for a dishwasher and space for a freestanding fridge freezer. Finished with down lights to the ceiling, radiator, tiled effect Herringbone vinyl flooring and uPVC double glazed French doors leading to the patio.



KITCHEN DINER



KITCHEN DINER



KITCHEN DINER

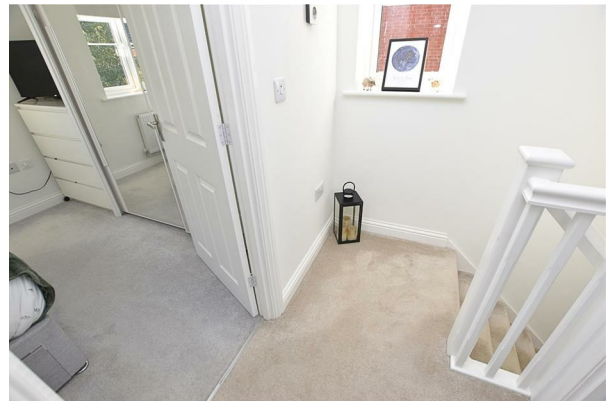


FIRST FLOOR

.

FIRST FLOOR LANDING

The first floor landing has continued carpeted flooring with white wooden spindle banister and uPVC double glazed window to the side aspect.



BEDROOM ONE

12'0" x 9'0" (3.68 x 2.75)

The largest of the double bedrooms is to the rear of the property with a uPVC double glazed window, carpeted flooring, radiator and feature wall panelling.



BEDROOM ONE



BEDROOM TWO

10'9" x 8'9" (3.29 x 2.68)

The second double bedroom is to the front of the property with a uPVC double glazed window, carpeted flooring, radiator and large built in wardrobe.



BATHROOM

6'5" x 5'5" (1.96 x 1.67)

Benefitting from a white three piece suite comprising of; Bath with shower over and glazed screen, pedestal hand wash basin and low flush wc. Finished with tiling to the splashbacks, heated towel rail, down lights, extractor fan and tiled effect vinyl flooring.



OUTSIDE

THE GARDENS

The property sits with an open plan lawned front garden with two parking spaces to the side and wooden gate leading to the private rear garden. Enjoying views over the nature pond creating a pleasant out view. The private rear garden has fenced boundaries and is mainly laid to lawn with a paved patio. A fantastic entertaining area for lazy sunny afternoons.



THE GARDENS



REAR VIEW



POND VIEW



TENURE - FREEHOLD

We are informed by the seller that the tenure of this property is Freehold. Confirmation / verification has been requested. Please consult us for further details.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - B

EPC - B

MANAGEMENT COMPANY

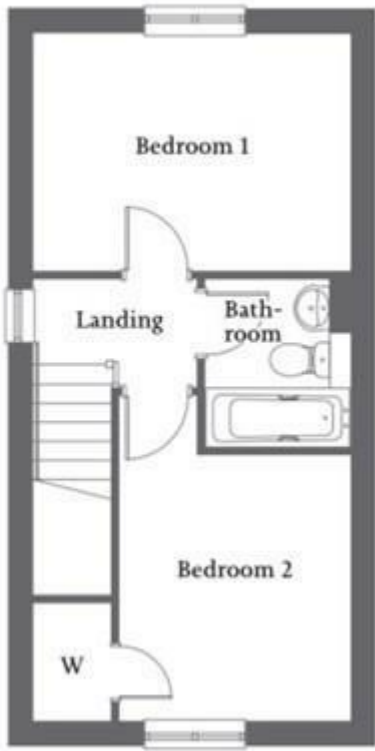
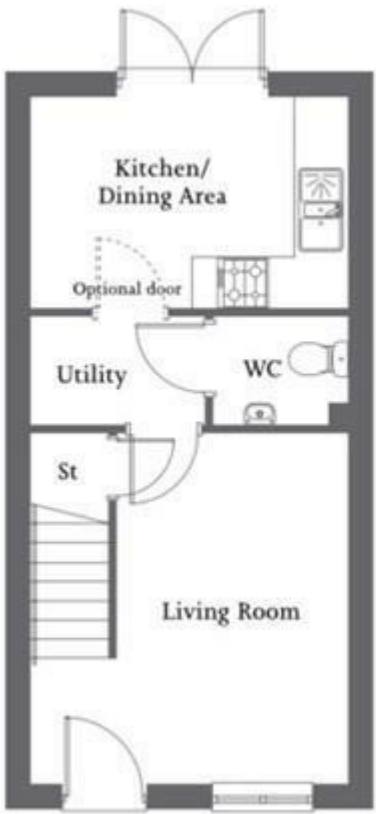
The seller has advised that that the property is subject to a service charge for the common areas at £187.90 per annum.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.



For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		