



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



3 Harpham Road
Marshchapel
DN36 5TR

£185,000

NO FORWARD CHAIN*** Crofts Estate Agents are delighted to present to the market this superbly presented three bedroom semi detached house. This fantastic family home situated in an extremely popular central location of the village has a great layout that briefly comprises of entrance hall, large lounge and open plan kitchen diner living room to the ground floor with three good sized bedrooms and bathroom to the first floor. Outside the gardens are neat and well presented to the front and rear with the rear enjoying a southerly aspect. Plenty of parking is provided by an open fronted tarmac drive leading to attached single brick garage with room for storage to the rear.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

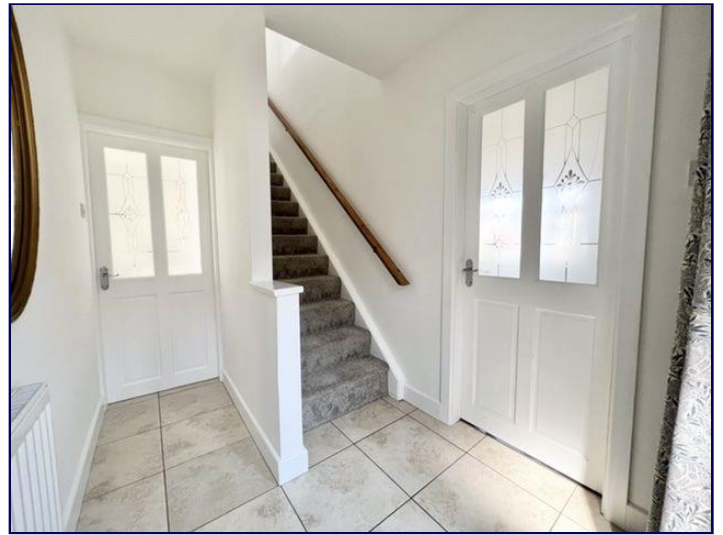
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance hall

6' 0" x 9' 6" (1.82m x 2.90m)

A pleasant entrance hall has uPVC frosted door and window to the side with stairs to first floor. The area has cream tiled floor, cream decor, ceiling light and radiator.

Lounge

11' 11" x 19' 9" (3.63m x 6.02m)

A spacious lounge runs the full width of the property and has pop out uPVC bay to the front with fitted vertical blinds, neutral decor to coving and neutral carpet, radiator, pendant light and wood fire surround around electric fire with cream hearth and inset.

Kitchen dining room

15' 3" x 10' 4" (4.64m x 3.14m)

A good looking cream kitchen with wall and base units to two sides of the room with butchers block style work top over has integral electric hob with stainless steel and glass extractor over, electric oven grill and dishwasher, space for tall fridge freezer and washing machine, cream tiled floor and cream metro tile splash backs, white ceramic sink drainer, uPVC frosted door and clear window to the rear, storage cupboard, space for dining table with four way light over. The room is also open plan to a living area.

Living area

9' 6" x 9' 2" (2.90m x 2.80m)

A second living area is open plan to the kitchen diner and has cream tiled floor, white decor, radiator, uPVC window to the rear with blind and pendant light.

Stairs and landing

A spacious landing and stair case has grey carpet and white decor, built in storage cupboard, loft access and ceiling light.

Bedroom One

8' 7" x 13' 11" (2.62m x 4.23m)

A spacious bedroom opens up into a uPVC bay area for more space and has white decor, grey carpet, radiator and pendant light.

Walk

in

wardrobe

4' 2" x 4' 2" (1.28m x 1.28m)

Coming with built in hanging and storage for clothes and shoes etc, the room has grey carpet, white decor and a ceiling light.

Bedroom Two

7' 11" x 8' 11" (2.42m x 2.73m)

A good sized single room has grey carpet, white decor, radiator, pendant light and uPVC window with blind.

Bedroom three

8' 11" x 10' 4" (2.71m x 3.15m)

Another good sized single bedroom has grey carpet, white decor, uPVC window with blind, radiator and pendant light.

Family Bathroom

7' 7" x 5' 7" (2.32m x 1.69m)

the bathroom has a matching white three piece suite which includes P shaped bath with shower and curved glass shower screen over, WC and sink. The room has stylish splash back tiling, white decor, uPVC frosted window to the side, cream vinyl flooring, three way light, extractor light and chrome towel radiator.

Garage

18' 3" x 9' 1" (5.55m x 2.76m)

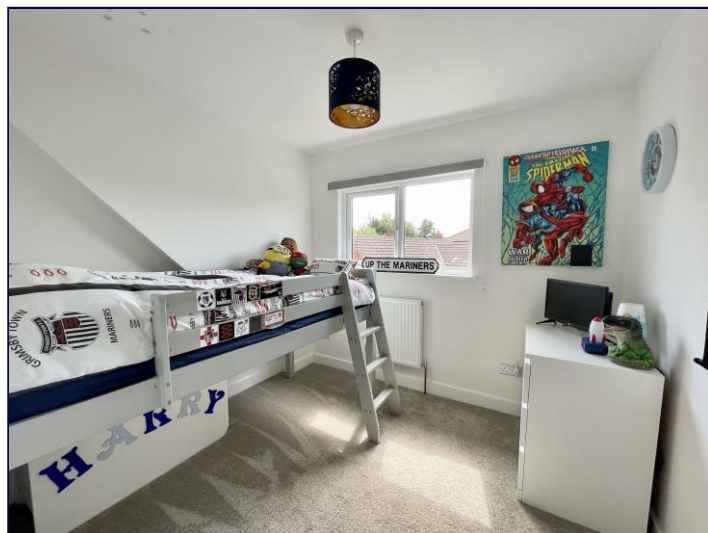
A good sized brick garage with flat roof has up and over metal garage door to the front, UPVC door out to the garden and double glazed glass window to the rear. The garage has power and light.

Rear garden

The rear garden has a south westerly aspect and is simply laid to neat lawn with concrete path and hard standing and timber fencing to approximately 7 feet high around the perimeter. There is also outside tap and light.

Front garden

The front garden has open fronted tarmac driveway for up to three cars up to the attached garage. Neat well maintained lawn with fence to one side and low wall to the other.



Council Tax Information

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

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

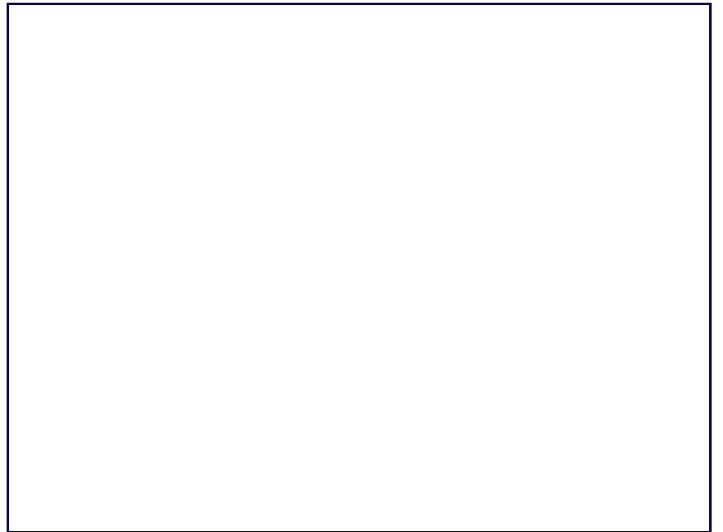
Services

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.



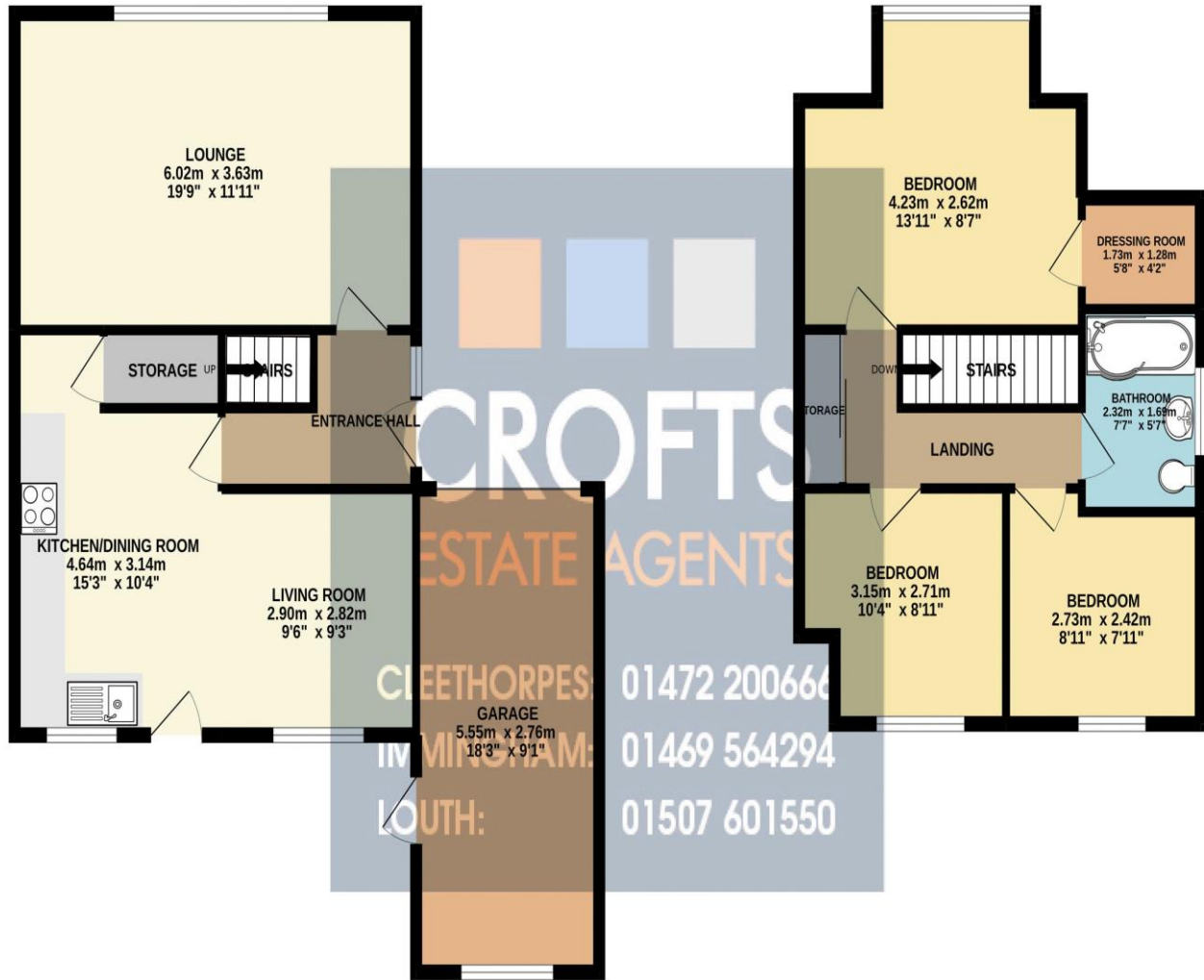


OPEN 7 DAYS A WEEK

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
64.9 sq.m. (699 sq.ft.) approx.

1ST FLOOR
42.8 sq.m. (461 sq.ft.) approx.



TOTAL FLOOR AREA: 107.7 sq.m. (1160 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.
Made with Metropix ©2022