



CROFTS ESTATE AGENTS

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



Mill Close
Marshchapel
Marshchapel
DN36 5TP

Offers in the Region Of
£199,000

Offered for sale with no forward chain on the vendors side, Crofts are pleased to be able to bring to the market this well proportioned three / four bedroom detached bungalow located within the ever popular and well regarded village of Marshchapel. This pleasant property creates an ideal retirement or family home and offers the benefits of double glazing and oil fired central heating. The accommodation on offer briefly comprises entrance hallway, living room, breakfast kitchen, utility room, three / four bedrooms, shower room and a w.c. Majority lawned gardens. Driveway. The garage has been converted into a useable space but could easily be converted back into a garage for those wishing to do so.

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Entrance Porch

Entry door to the front elevation. Inner door through to the hallway.

Hallway

Neutrally decorated and having central heating radiator.

Lounge

9' 10" min x 14' 11" (3.001m x 4.552m)

With uPVC double glazed curved bay window to the front elevation and a further double glazed window to the side. Central heating radiator. Wall mounted fire.

Breakfast Kitchen

10' 5" x 11' 9" (3.177m x 3.572m)

A well proportioned breakfast kitchen with uPVC double glazed window to the rear elevation. Fitted with a range of wall and base units with contrasting work surfacing with inset stainless steel sink and drainer. Splashback tiling. Electric cooker point. Plumbing for a washing machine.

Utility Room

8' 5" x 10' 11" (2.559m x 3.331m)

Offering windows to the front and side elevations, this is a versatile space and has an uPVC double glazed entry door to the front elevation leading from the driveway. Floor standing Potterton oil boiler. Central heating radiator.

Bedroom Four or Sitting Room

11' 2" x 11' 0" (3.413m x 3.352m) maximums

Double glazed window to the rear and uPVC French door with adjoining glazed panel to the side. Central heating radiator. This room could make a second sitting room, formal dining room or fourth bedroom and has the added bonus of a cloakroom off.

Cloakroom

2' 8" x 5' 6" (0.819m x 1.679m)

Double glazed window to the rear elevation. Fitted with a corner basin and a w.c. Central heating radiator.

Shower Room

7' 11" x 5' 7" (2.425m x 1.691m)

Central heating radiator. Fitted with a pedestal wash hand basin, w.c and shower. Tiling to the walls. Central heating radiator. uPVC double glazed window to the rear.

Bedroom One

10' 0" x 14' 2" (3.037m x 4.325m)

uPVC double glazed window to the front elevation. Central heating radiator.

Bedroom Two

11' 5" x 10' 0" (3.476m x 3.036m)

uPVC double glazed window to the rear. Central heating radiator. Fitted wardrobe.

Bedroom Three

8' 0" x 6' 11" (2.443m x 2.118m)

uPVC double glazed window to the rear elevation. Central heating radiator.

Outside

Set upon this corner plot with gardens mainly to the sides. Driveway. There is a building which was formerly the garage but was converted into a home hobby room but could easily be converted back to a garage for those wishing to do so.

Tenure

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

Services

All mains services with the exception of mains gas 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, all viewings are strictly by appointment only please.

Council Tax Information

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

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

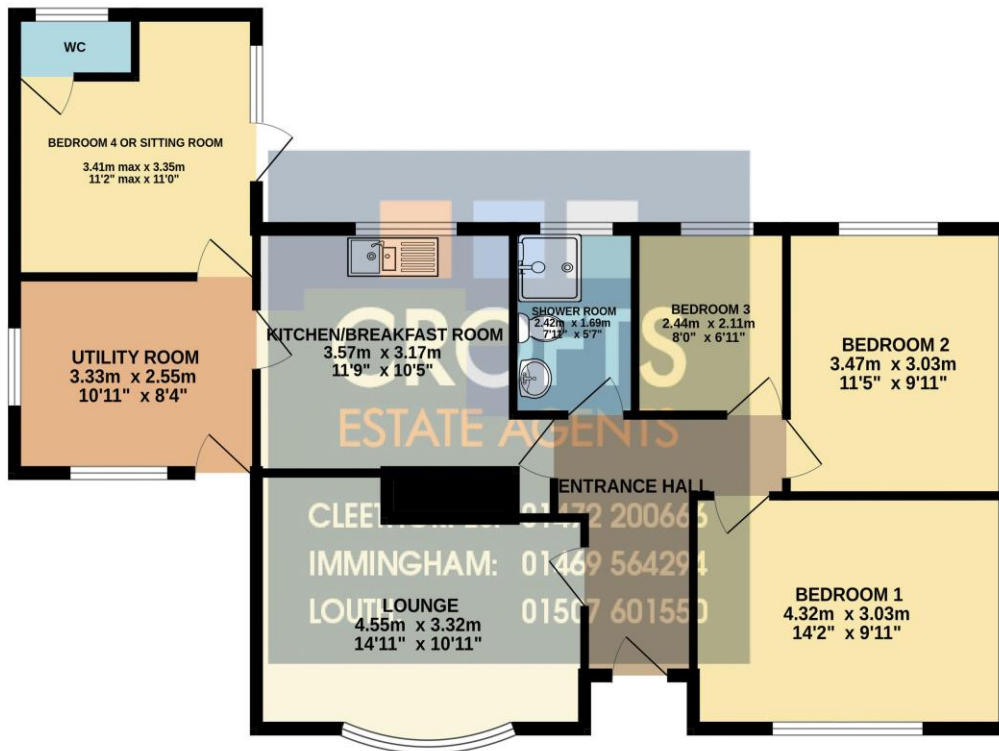
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



GROUND FLOOR

85.6 sq.m. (922 sq.ft.) approx.



TOTAL FLOOR AREA : 85.6 sq.m. (922 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		