



# CROFTS ESTATE AGENTS

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



**Sea Dyke Way  
Marshchapel  
Grimsby  
DN36 5TD**

**Offers in the Region Of  
£195,000**

Coming to the market with NO FORWARD CHAIN, Crofts are delighted to offer this beautifully presented TWO BEDROOM SEMI DETACHED HOUSE in Marshchapel. This property is very spacious for a two bed and consists of a large open kitchen/diner, lounge, two double bedrooms and a modern recently refurbished bathroom with shower over the bath. You can find off road parking for multiple vehicles on a block paved driveway and a pleasant enclosed low maintenance rear garden. The location of this property is ideal, you are within close proximity of shops, schools, pubs and other local amenities and the property sits on a bus route to both Louth and Grimsby.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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#### Entrance Hallway

13' 1" x 6' 1" (3.99m x 1.85m)

Good sized entrance hall with neutral tones, uPVC door to the front.

#### Lounge

13' 2" x 14' 0" (4.02m x 4.26m)

Modern room with uPVC bay window to the front, neutral decor with laminate flooring, feature fireplace, radiator and pendant light.

#### Kitchen dining room

12' 1" x 19' 3" (3.68m x 5.88m)

Modern kitchen with light colour wall and base units, wood effect work tops and sink drainer over, wood laminate flooring, tiled splash backs, neutral decor, integral oven grill, electric how with extractor over, space for washing machine and tall fridge freezer, uPVC window and door to the rear and space for dining table.

#### Stairs and landing

Neutral carpet, two tone decor, pendant light and uPVC window to the front.

#### Bedroom One

13' 2" x 13' 1" (4.02m x 4.00m)

Light colour carpets, pink decor, uPVC window to the front, pendant light and radiator.

#### Bedroom Two

10' 10" x 12' 1" (3.29m x 3.68m)

Pattern carpet, modern painted decor, uPVC window to the front, radiator and pendant light.

#### Family Bathroom

8' 6" x 8' 4" (2.59m x 2.55m)

Beautiful bathroom with white three piece suite including vanity sink and storage with shower over bath and glass shower screen, grey tiled splash backs, modern decor, frosted uPVC window, down lights, extractor and chrome towel radiator

#### Front garden

Open fronted with off road parking for two cars to block paved driveway. Gated access to the rear garden to the side of the house and fencing to the sides.

#### Rear garden

Low maintenance slabbed rear courtyard garden with gravel borders and pergola. The area is enclosed with a walled boundary.

**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, 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](http://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](http://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**

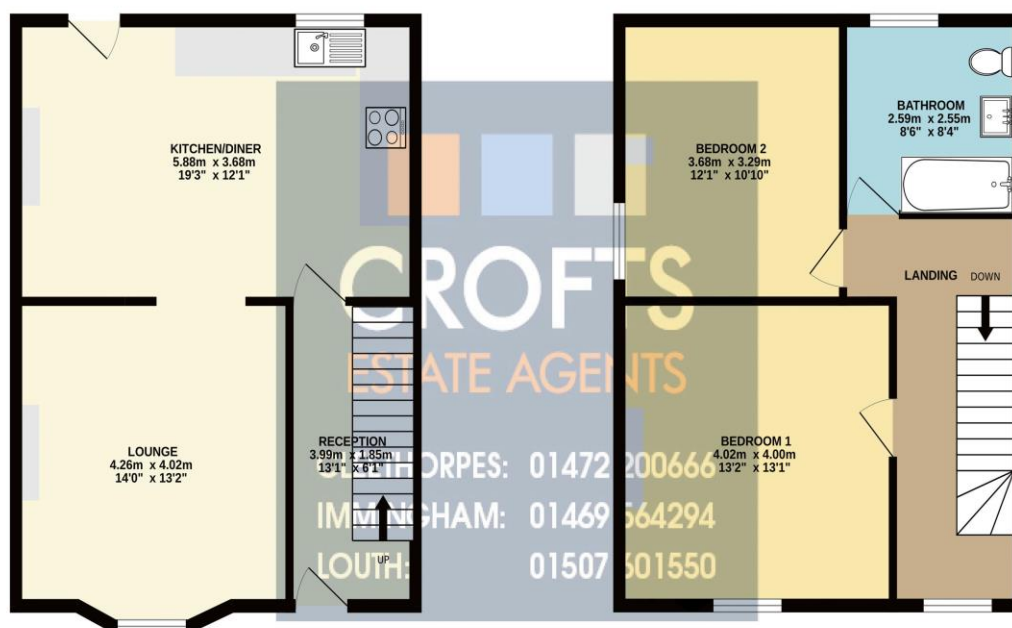
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

*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  
45.6 sq.m. (491 sq.ft.) approx.

1ST FLOOR  
45.1 sq.m. (486 sq.ft.) approx.



TOTAL FLOOR AREA: 90.7 sq.m. (976 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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