

Buy. Sell. Rent. Let.



Swaby Close, Grimsby



3



2



1

When it comes to
property it must be


lovelle



£250,000



Positioned at the quiet end of a sought-after Cul-de-sac in the picturesque village of Marshchapel, this exquisite three-bedroom detached house, constructed by esteemed builders Keigar Homes in 2005, represents the epitome of family living.

Key Features

- Enhanced Detached House
- Spacious Lounge
- Stunning Kitchen with Integrated Appliances
- Open Views to the Rear
- Master Bedroom with En-Suite
- Two Further Bedrooms
- Family Bathroom
- Southerly West Facing Rear Garden
- EPC rating D
- Tenure: Freehold





Positioned at the quiet end of a sought-after Cul-de-sac in the picturesque village of Marshchapel, this exquisite three-bedroom detached house, constructed by esteemed builders Keigar Homes in 2005, represents the epitome of family living. The current owners have meticulously transformed this property into a masterpiece, presenting it to the market at an attractive price.

Upon entering, a stylish entrance hall with grey LVT flooring sets the tone, leading to a generously sized lounge featuring grey wood-effect LVT flooring, a marble fireplace, and a delightful view through a front-facing uPVC window. The cloakroom, with matching white WC and sink, complements the overall aesthetic with wood-effect grey vinyl flooring.

The heart of the home is the kitchen dining room—a superbly designed space. The high gloss kitchen boasts granite countertops, copper splashbacks, and integral NEFF appliances. This family-focused area seamlessly flows into the dining space, featuring a built-in granite table and access to a landscaped southwest-facing garden with stunning views over horse paddocks.

The utility room, accessible through saloon doors, continues the theme with matching high gloss units and integral appliances. Ascend the stairs, adorned with grey carpet, to the landing with loft access and a frosted uPVC window.

Bedroom One, a spacious double with built-in storage, enjoys a tranquil rear view and an en suite with aqua-boarded splashbacks. Bedroom Two, a larger double with vertical blinds, and Bedroom Three, a double with built-in storage, both offer comfortable living spaces.

The family bathroom, with a white three-piece suite and shower over the bath, maintains the property's contemporary theme.

Step outside to the rear garden—a landscaped haven featuring two timber decked areas, a Pagoda, a neat lawn, and open views to horse paddocks. The frontage includes a block-paved driveway, mature planted borders, and timber gated access to the rear. An integral garage with power and light completes this stunning property—a must-see, sure to leave a lasting impression.

Entrance Hall

1.74m x 0.95m (5'8" x 3'1")

Lounge

5.31m x 3.76m (17'5" x 12'4")

Dining Kitchen

2.47m x 6.39m (8'1" x 21'0")

Inner Hall

2.25m x 0.94m (7'5" x 3'1")

Utility Room

1.43m x 1.74m (4'8" x 5'8")

WC

1.01m x 1.73m (3'4" x 5'8")

Landing

Bedroom One

2.49m x 4.34m (8'2" x 14'2")

En-Suite

1.97m x 1.43m (6'6" x 4'8")

Bedroom Two

3.27m x 3.77m (10'8" x 12'5")

Bedroom Three

2.69m x 2.49m (8'10" x 8'2")

Family Bathroom

2.48m x 1.95m (8'1" x 6'5")

Garage

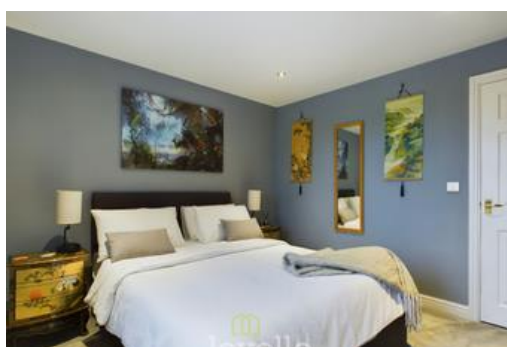
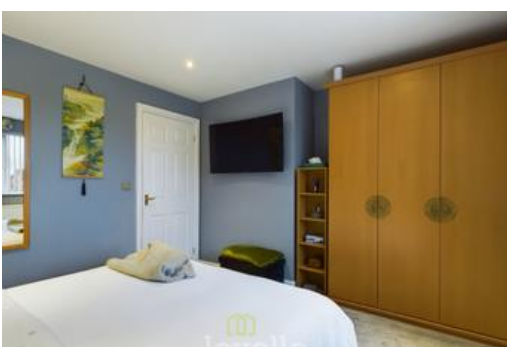
4.74m x 1.73m (15'7" x 5'8")

Council Tax Information

The Council Tax Band for this property is C. This information was obtained in January 2024 and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was made with the original allocation. Additionally, there may be circumstances when the Council Tax can be altered on change of ownership. All interested parties are advised to make their own enquiries. See www.gov.uk/council-tax-bands

Services

All mains services are available or connected subject to the statutory regulations, with the exception of gas, We have not tested any heating systems, fixtures, appliances or services.





Mortgage And Solicitors

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01472 812250.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How To Make An Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

Energy Performance Information

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Note

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.







When it comes to **property** it must be

01472 812250
 humberston@lovelle.co.uk

