



# 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



Marsh Way

NORTH COTES  
DN36 5XJ

Offers in the Region Of £90,000

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 :

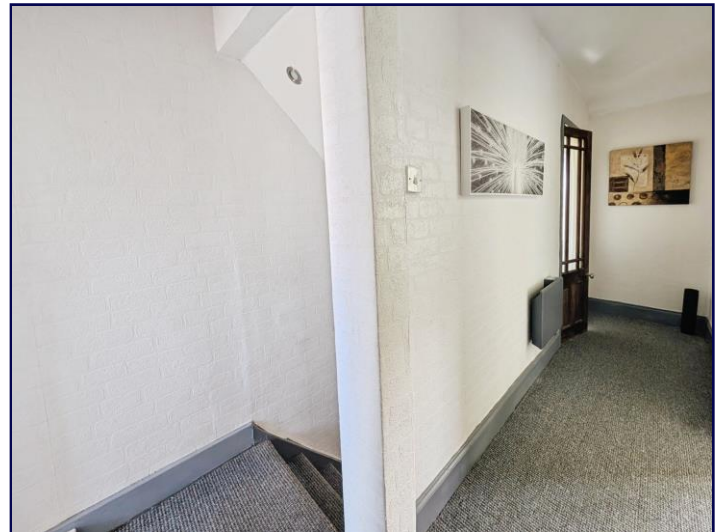
Email: Louth :

[info@croftsestateagents.co.uk](mailto:info@croftsestateagents.co.uk)

[immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)

[louth@croftsestateagents.co.uk](mailto:louth@croftsestateagents.co.uk)

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)



### Property Introduction

Situated on Marsh Way in the sought-after village of North Cotes, this beautifully presented mid-terrace home is offered to the market with no forward chain, making it an excellent opportunity for first-time buyers, downsizers, or buy-to-let investors alike. Well cared for and maintained throughout, the property provides comfortable accommodation ready for immediate occupation. The ground floor features a welcoming lounge, offering the perfect space to relax and unwind, alongside a spacious kitchen-diner fitted with a range of units and providing ample room for dining and entertaining family and friends. To the first floor are two generously proportioned double bedrooms, both offering plenty of natural light, together with a practical wet room. The home benefits from a bright and airy atmosphere throughout and has clearly been lovingly maintained by the current owner. Externally, the property enjoys attractive gardens to both the front and rear, with the rear garden providing an excellent outdoor retreat for relaxing or entertaining during the warmer months. Set within a peaceful village location while still offering convenient access to nearby amenities and transport links, this charming home is not to be missed.

### Entrance

Entering the property reveals vinyl flooring.

### Lounge

11' 8" x 13' 2" (3.55m x 4.02m)

The lounge has a window to the front elevation and a carpeted floor. There is also an open fire.

### Kitchen/Diner

9' 2" x 12' 5" (2.80m x 3.78m)

The kitchen-diner has two windows to the rear elevation and a tiled floor. There is also a range of fitted units with a sink and drainer and plumbing for a washing machine.

### Lobby

Off the kitchen with a door to the rear elevation and also access to the under stairs cupboard.

### First Floor Landing

With access to the loft, a carpeted floor and also a large walk in cupboard.

### Bedroom One

11' 8" x 9' 11" (3.56m x 3.03m)

Bedroom one has a window to the front elevation and a carpeted floor.

### Bedroom Two

9' 2" x 9' 11" (2.80m x 3.03m)

Bedroom two has a window to the rear elevation and a carpeted floor.

### **Wet Room**

5' 10" x 6' 1" (1.79m x 1.85m)

The wet room has an opaque window to the rear elevation, tiled walls, a WC, basin and an electric shower.

### **Outside**

With a tidy low maintenance frontage accessed through a gate to the front door. The rear garden is also low maintenance and well maintained and ideal for alfresco dining.

### **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.

### **Broadband and Telecom Communications**

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

### **Viewings**

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

### **Council Tax Information**

Band A: 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 a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

**Forge Financial Solutions** will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

*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  
30.6 sq.m. (330 sq.ft.) approx.

1ST FLOOR  
30.9 sq.m. (332 sq.ft.) approx.



TOTAL FLOOR AREA: 61.5 sq.m. (662 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 ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.