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Marsh Way, North Cotes

2 1 1

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£92,500

2 1 1

Two bedroom mid-link home with loft room, modern kitchen and bathroom, air source heating, solar panels, gardens and no forward chain.

Key Features

- No Forward Chain
- Upgraded by the current owners in recent years
- Modern fitted kitchen diner
- Lounge overlooking the rear garden
- Two bedrooms and family bathroom
- Useful loft room accessed via staircase
- Versatile utility/store or playroom
- Gardens to the front and rear
- EPC rating TBC
- Tenure: Freehold

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Offered to the market with no forward chain is this two bedroom mid-link home, located in a popular semi-rural position on the edge of the coastal village of North Cotes.
The property has been upgraded by the current owners in recent years, including the installation of a modern fitted kitchen, updated bathroom, an energy-efficient air source heat pump, and solar panels helping to create a comfortable and economical home.
The accommodation briefly comprises a kitchen diner to the front, which provides a practical space for everyday living, with the lounge positioned to the rear overlooking the garden.
Also on the ground floor is a useful utility/store room, offering flexible space which could equally work well as a playroom, hobby room or additional storage depending on individual needs.
To the first floor are two bedrooms along with a family bathroom.
A staircase continues to a loft room, providing additional space that could suit a variety of uses such as a home office, dressing area or occasional room.
Externally, the property benefits from gardens to both the front and rear, offering outdoor space to enjoy.
Homes in this location often appeal to first time buyers and investors alike, and with the added benefit of no onward chain, early viewing is recommended.

Kitchen/Diner
2.8m x 5.01m (9'2" x 16'5")

Living Room
3.57m x 4.04m (11'8" x 13'4")

Utility Area
4.18m x 1.78m (13'8" x 5'10")

Landing

Bedroom
3.54m x 4.04m (11'7" x 13'4")

Bedroom
2.83m x 3.13m (9'4" x 10'4")

Bathroom
1.86m x 1.88m (6'1" x 6'2")

Loft Room
3.69m x 5.01m (12'1" x 16'5")

Location

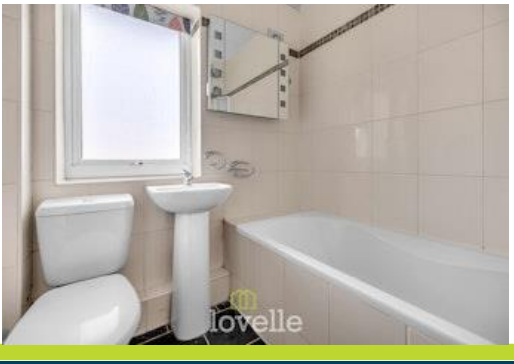
Located in the highly regarded residential village of North Cotes, close to the Lincolnshire coast with open countryside. Shopping facilities are only approximately one mile away in the neighbouring village of Marshchapel.

Broadband Type

Standard - 4 Mbps (download speed), 0.6 Mbps (upload speed), Superfast - 80 Mbps (download speed), 20 Mbps (upload speed).Ultrafast - 1000 Mbps (download speed), 1000 Mbps (upload speed).

Agents Note

The vendor has advised there is an annual service charge of £200 for the upkeep of private roads on the estate and general grass cutting of communal grounds / grass areas of the estate.



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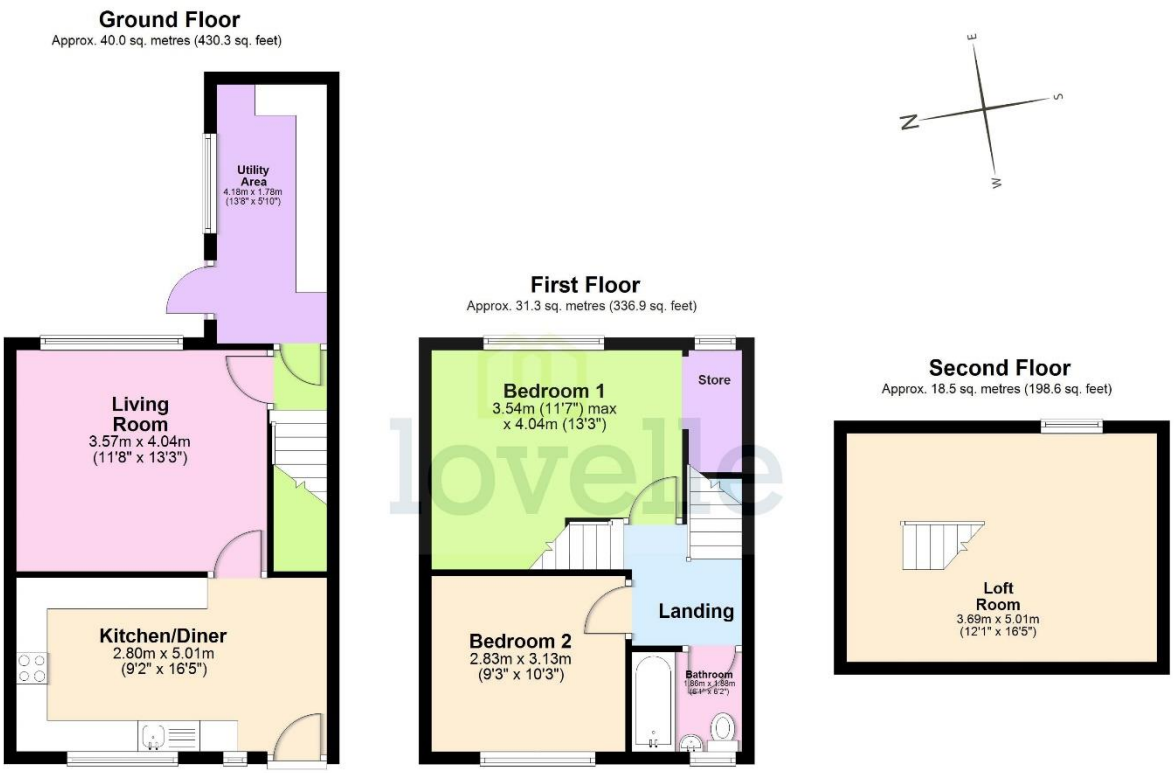
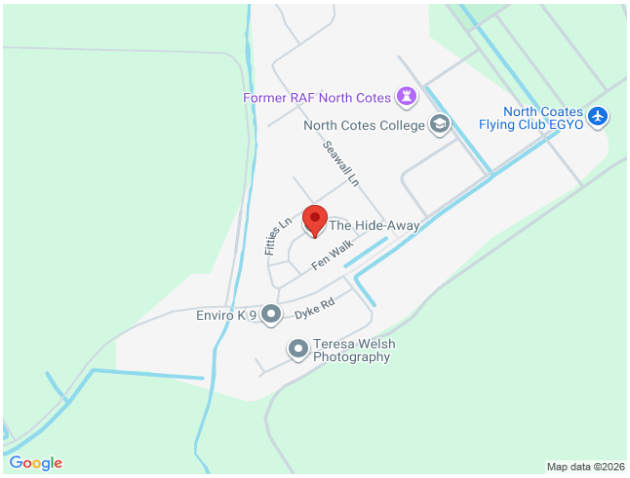


Total area: approx. 89.7 sq. metres (965.8 sq. feet)

The provided floor plan is intended for general informational purposes only and may not accurately represent the exact dimensions, layout, or features of the property. The floor plan should not be relied upon for making decisions about purchasing, renting, or modifying the property. Actual measurements and features may vary. It is recommended that interested parties conduct a physical inspection of the property to verify the accuracy of the floor plan and obtain specific information about the property's condition, amenities, and any other relevant details.
Plan produced using PlanUp.



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The Property Ombudsman