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



Marian Way

Grimsby
DN37 0XN

£285,000

Modern and spacious detached family home located within the village of Waltham. Benefitting from a Southerly aspect making the rear garden a real plus point with the current owners spending many a day basking in the sunshine. The village has a wide variety of local amenities and local schools for children of all ages. Internal viewing will reveal the entrance hall, lounge, dining room, sun room, kitchen, breakfast room, utility and WC all to the ground floor. The first floor has four bedrooms, the family bathroom and en-suite. With ample off road parking, an integral garage and gardens to the front and rear. The property also benefits from uPVC double glazing (except utility) and gas central heating.

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Entrance Hall

Entering the property reveals coving to the ceiling, a radiator and Amtico flooring.

WC

5' 9" x 2' 9" (1.74m x 0.85m)

The WC has an opaque window to the front elevation, fully tiled walls, a heated towel rail and Amtico flooring. There is also a WC and basin.

Lounge

14' 8" x 14' 7" (4.47m x 4.45m)

The lounge has a bay window to the front elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a feature firer place and access to the under stairs cupboard.

Dining Room

10' 11" x 10' 4" (3.32m x 3.14m)

The dining room has sliding doors to the sun room, coving to the ceiling, a radiator and Amtico flooring.

Sun Room

13' 2" x 9' 10" (4.01m x 3.00m)

The sun room has tri aspect windows, French doors to the side and a tiled floor.

Kitchen

10' 11" x 10' 4" (3.32m x 3.15m)

The kitchen has a window to the rear elevation, a radiator and Amtico flooring. There is also a modern range of fitted units with a one and a half sink and drainer, dishwasher and an electric double oven and gas hob with an extractor over.

Breakfast Room

7' 6" x 7' 11" (2.29m x 2.42m)

The breakfast room has a window to the rear elevation, coving to the ceiling, a radiator and Amtico flooring.

Utility room

3' 11" x 7' 11" (1.20m x 2.42m)

The utility room has an opaque window to the side elevation, a radiator and Amtico flooring. There is also a plumbing for a washing machine and a Vent for a tumble dryer.

First Floor Landing

The first floor landing has access to the loft, coving to the ceiling and a carpeted floor.

Bedroom One

11' 2" x 12' 5" (3.41m x 3.78m)

Bedroom one has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor.

En-suite

4' 5" x 6' 3" (1.34m x 1.90m)

The en-suite has an opaque window to the side elevation, fully tiled walls, a tiled floor, basin and a shower cubicle with a mains shower.

Bedroom Two

10' 1" x 11' 9" (3.08m x 3.57m)

Bedroom two has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Bedroom Three

7' 10" x 9' 3" (2.39m x 2.82m)

Bedroom three has a window to the front elevation, coving to the ceiling, a radiator and a carpeted floor.

Bedroom Four

8' 1" x 8' 7" (2.47m x 2.61m)

Bedroom four has a window to the rear elevation, coving to the ceiling, a radiator and a carpeted floor. There is also a built in cupboard.

Family Bathroom

6' 11" x 5' 7" (2.12m x 1.70m)

The family bathroom has an opaque window to the side elevation, fully tiled walls, a radiator and laminate flooring. There is also a WC, vanity basin and a P shaped bath with a glass screen and a mains power shower.

Integral Garage

16' 6" x 7' 10" (5.04m x 2.39m)

With an electric roller door and electrics. There is also a door to the utility room.

Outside

With a block paved driveway providing ample off road parking and there is also a lawn and established shrubs. The rear garden is South facing and reveals a further lawn, shed, established shrubs and flower beds. There is also a patio and decked area, both ideal for alfresco dining, all enclosed by perimeter fencing.

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 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.

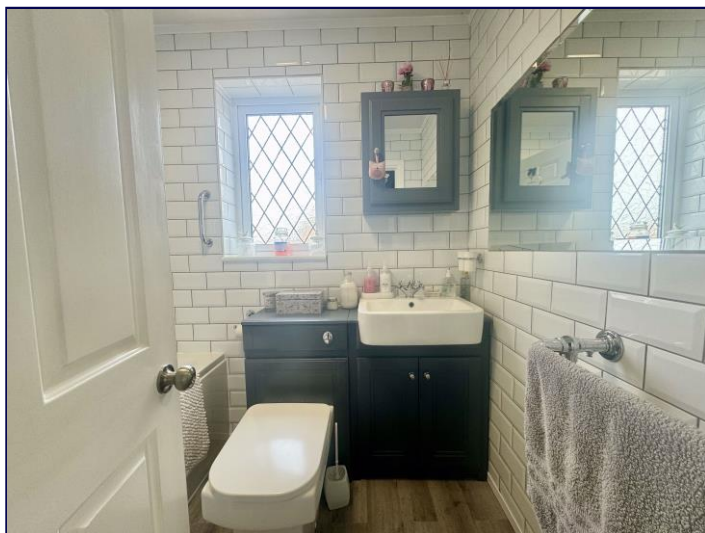
Property Management

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.

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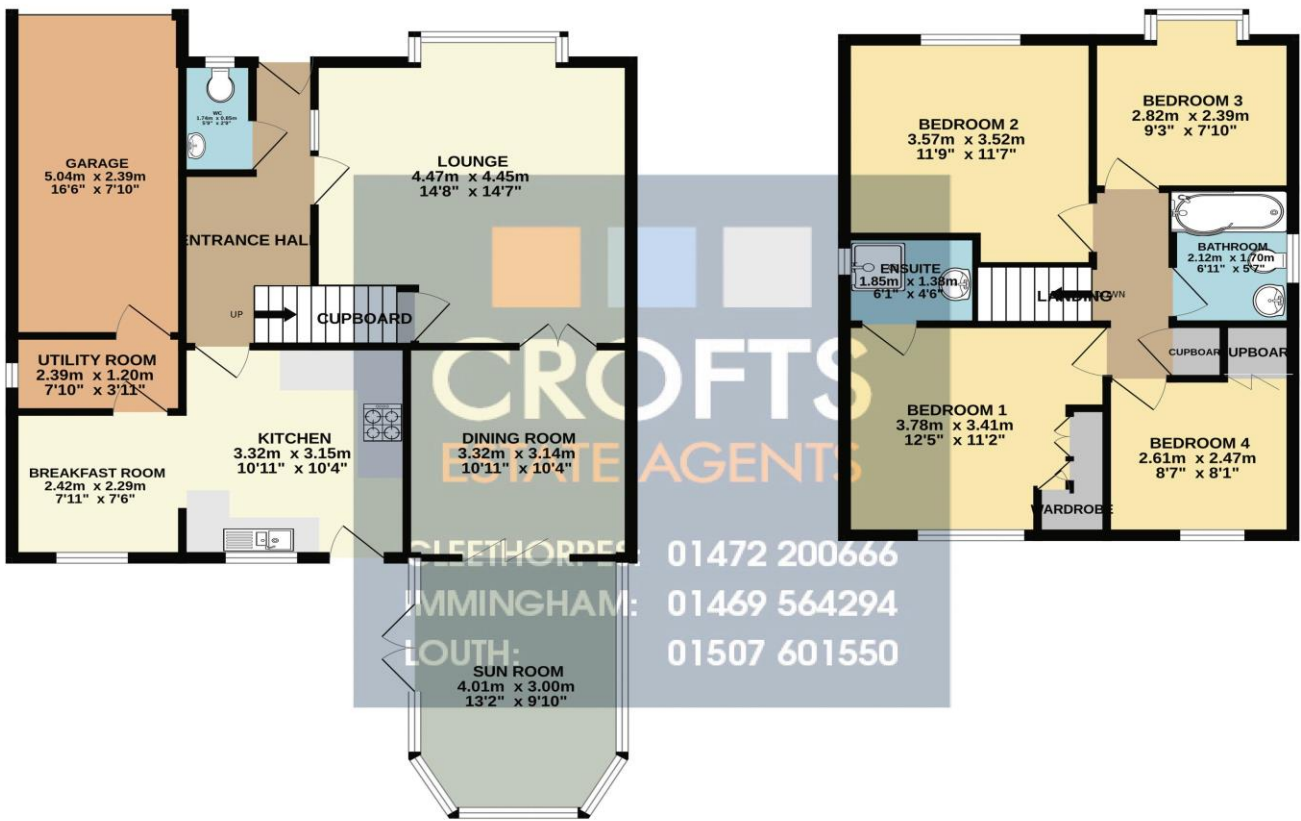
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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GROUND FLOOR
81.5 sq.m. (877 sq.ft.) approx.

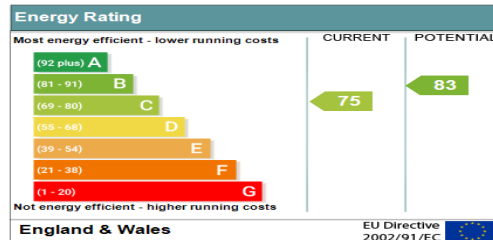
1ST FLOOR
49.6 sq.m. (534 sq.ft.) approx.



TOTAL FLOOR AREA : 131.1 sq.m. (1411 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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Address: 8 Marian Way, Waltham, GRIMSBY, DN37 0XN
RRN:



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