



The Willows

Sea Dyke Way, Marshchapel
DN36 5SX

M A S O N S
— Celebrating 175 Years —



The Willows

Sea Dyke Way, Marshchapel
DN36 5SX

Fully Renovated & Move-In Ready

Spacious & Stylish Interiors

Generous Corner Plot

Master Suite with En Suite

Ample Parking & Garage

Sought-After Village Location

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01507 350500



Nestled in the heart of this sought-after village, this beautifully renovated three-bedroom bungalow sits on a generous corner plot, offering modern, stylish living in a peaceful setting. Having undergone a full transformation, every detail has been carefully considered to create a home that is both elegant and practical. With spacious interiors, high-quality fixtures, and thoughtfully landscaped gardens, this is a move-in-ready property that perfectly blends contemporary comfort with classic charm.

Step inside to a welcoming L-shaped hallway, finished with stylish herringbone-effect flooring and neutral décor that enhances the sense of space and light. The large lounge diner is a fantastic space for both relaxing and entertaining, featuring a striking bay window that floods the room with natural light, along with a cosy recessed area perfect for a dining table.

The heart of the home is the newly fitted kitchen, designed with a sophisticated Shaker-style finish in soft duck egg blue, complemented by oak-effect worktops, brass handles, and high-end integrated appliances. From a sleek induction hob to a built-in dishwasher and fridge-freezer, every element has been chosen for both style and practicality. A separate utility room provides additional storage and direct access to the rear garden.







All three bedrooms are generously sized, with the master suite enjoying garden views, built-in wardrobes, and a beautifully appointed en suite shower room. The family bathroom has been thoughtfully designed with a heritage-inspired suite, featuring elegant panelling, a full-sized bath, and a classic white heated towel rail. The property benefits from a newly installed energy-efficient heating system, including Wi-Fi-controlled electric radiators and a modern Sunamp Thermino hot water system.





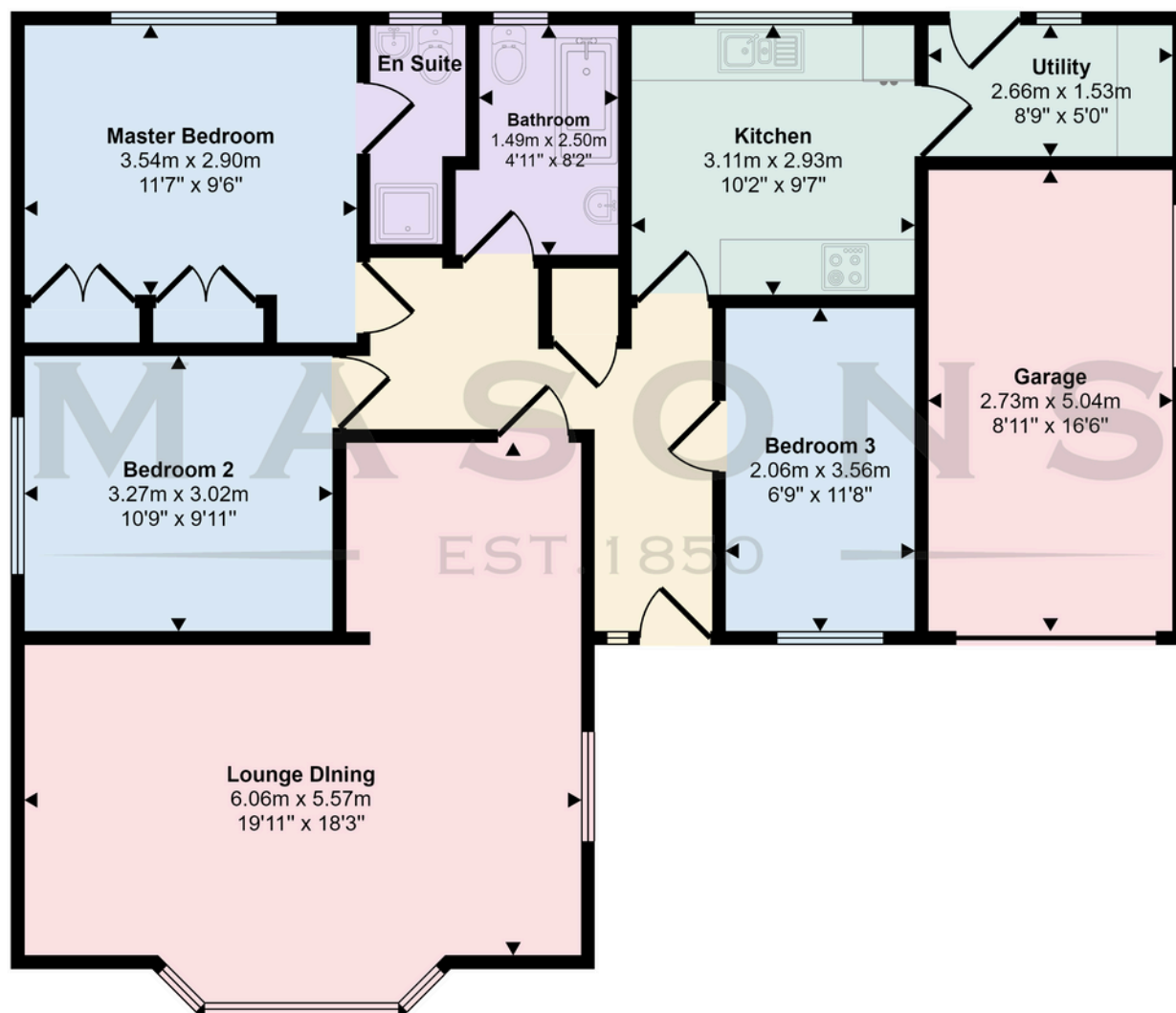
Set on an expansive plot, the bungalow enjoys fantastic outdoor space, starting with an extensive front garden that sets the home back from the road. The large tarmac driveway provides ample parking for multiple vehicles, with additional space ideal for a caravan or motorhome if needed. There's also an attached single garage with power, lighting, and additional storage.



To the rear, the impressively sized garden is a private and peaceful retreat, fully enclosed with fencing and framed by mature trees. With a generous lawn, barked borders, and a spacious patio, this is the perfect setting for summer barbecues, al fresco dining, or simply unwinding in a tranquil outdoor space. There's also excellent potential for further enhancements, whether it's a summerhouse, greenhouse, or extended landscaping.



Approx Gross Internal Area
106 sq m / 1145 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

Marshchapel

Charm by the Coast

Marshchapel is a charming and well-serviced village in the coastal area of Lincolnshire, offering the perfect balance of countryside tranquility and modern conveniences. The village features a local post office and store, a service station, and a welcoming country pub, The White Horse, known for its friendly atmosphere. Families will appreciate the well-regarded primary school, while the historic church, nestled along tree-lined Church Lane, adds to the village's timeless appeal. With scenic rural surroundings and easy access to both the coast and larger towns, Marshchapel is ideal for those seeking a peaceful yet connected lifestyle.



Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Skegness, and Mablethorpe offer thriving local communities, great schools, and a variety of amenities.

The region's natural beauty, including the renowned Gibraltar Point National Nature Reserve, makes it perfect for outdoor enthusiasts, with opportunities for walking, birdwatching, and cycling. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band C

Services Connected

We are advised that the property is connected to mains electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///prelude.dilute.confining

Directions

From Louth take the A16 road north, proceed past the village of Fotherby, through the village of Utterby and then take the right turn at the staggered cross roads. Follow the road to the Covenham reservoir and at the next staggered crossroads, carry straight on towards the coast. After the sharp S-bend take the next left turn and follow the lane to Marshchapel. Upon entering the village, pass the church and you will arrive at a T-junction. Turn left and after a short distance just past the primary school, the bungalow will be found on the right side off the access road.

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage.

M A S O N S

EST. 1850

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