



Brooklands, Sea Dyke Way, Marshchapel, Lincolnshire, DN36 5SX
£327,500

Key Features:

- Individual Three/Four Bedroom Detached Property
- Picturesque Coastal Village Of Marshchapel
- Immaculately Presented
- Two Reception Rooms
- Open Plan Kitchen Diner
- Three Good Sized Bedrooms
- Master Bedroom With En-Suite
- Underfloor Heating Throughout Ground Floor
- Ample Parking & Detached Garage
- Attractive Low Maintenance Garden

Situated to the edge of the semi-rural coastal village of Marshchapel, welcome to Brooklands, a well designed three/four bedroom detached property. Offering immaculately presented and well proportioned accommodation which in recent years has been much improved by the current owners. Internally, the ground floor comprises a spacious entrance hall, cloaks/wc, modern open plan kitchen diner, a rear aspect lounge, and a second living room which could be utilised as a fourth bedroom. The first floor landing gives access to three good sized bedrooms and a family bathroom, the master bedroom features its own en-suite shower room. Set in attractive low maintenance gardens, the property is approached by a gated driveway providing ample parking and leading to the detached garage.



ENTRANCE HALL

25'11" x 9'0" (7.91 x 2.75)

A welcoming entrance to the property featuring oak effect LVT flooring. Fitted storage cupboard, and return staircase leading to the first floor.

CLOAKROOM

7'1" x 3'3" (2.17 x 1.01)

Fitted with a vanity sink unit and wc.

LOUNGE

15'7" x 13'3" (4.75 x 4.04)

To rear aspect, with French doors opening onto the garden, and bay window to the side.

BEDROOM 4/SITTING ROOM

13'1" x 11'3" (3.99 x 3.45)

To front aspect, a versatile room or fourth bedroom if required. With continued oak effect flooring.

KITCHEN DINER

25'1" x 12'0" (7.65 x 3.66)

Fitted with a range of modern cream units and contrasting work surfaces incorporating an inset 1.5 sink. Built-in double oven, ceramic hob with extractor over, integrated dishwasher and washing machine. Side and rear aspect windows and access to the side of the property. Dining area with a further side aspect window and patio doors to the rear. Continued oak effect flooring throughout.

FIRST FLOOR LANDING

With a velux skylight, and storage/airing cupboard,

BEDROOM 1

15'7" x 14'10" (4.75 x 4.53)

Master bedroom featuring a large range of built-in wardrobes. Two side aspect windows and access to the loft.

EN-SUITE SHOWER ROOM

6'6" x 6'2" (2.00 x 1.90)

Fitted with a corner shower enclosure, pedestal basin and wc.

BEDROOM 2

12'0" x 8'3" (3.68 x 2.53)

With a side aspect window.

BEDROOM 3

12'0" x 8'4" (3.68 x 2.55)

With a side aspect window, and further access to the loft.

BATHROOM

10'11" x 8'10" (3.34 x 2.71)

Fitted with a corner shower enclosure, panelled bath, pedestal basin and wc. Obscure glazed window.

OUTSIDE

To the front of the property is a tarmac driveway providing parking for two/three vehicles, and leading to the detached garage. Gated side access leads to the private rear garden which is mainly laid to artificial lawn with well stocked borders, and a paved patio.

GARAGE

A detached brick garage with power/light, and remote-controlled electric door.

GENERAL INFORMATION

The property includes oil fired central heating - featuring zoned underfloor heating to the ground floor and radiators to the first floor with thermostatic valves - each floor can be run separately under its own time and temperature control.

The heating system has been installed to except the installation of an air source heat pump with enlarged pipework, larger radiators to the first floor, heat pump hot water cylinder and associated wiring.

The loft is fully boarded and insulated providing excellent storage.

TENURE

FREEHOLD

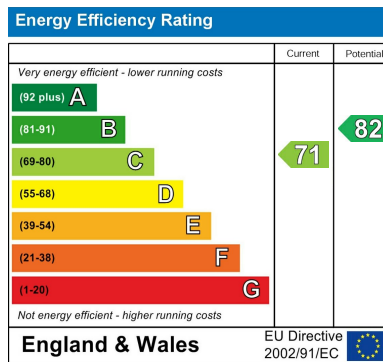
COUNCIL TAX BAND

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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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Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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