



**Church View Church Lane, Marshchapel, DN36 5TW**

**Asking Price £130,000**

\*\*\*NO ONWARD CHAIN\*\*\*

\*\*\*NEW BOILER FITTED SEP 2023\*\*\*

TES Property is delighted to offer for sale this charming mid-terraced country cottage located along a quiet village lane with garden views of the church in the popular and well serviced village of Marshchapel. This beautifully presented property is full of charm and style and benefits from a spacious dining kitchen, living room with direct access to an enclosed private rear garden, two double bedrooms and a first floor bathroom.

The property also has the added bonus of recently having a new heating system put in along with a brand new combination boiler.

If you are looking for a slice of traditional village life look no further.  
Viewing is highly recommended to appreciate all this cottage has to offer.

### **Location - Marshchapel**

Marshchapel is a coastal village with a population of around 800 people. It is situated approximately 10 miles from Louth, 10 miles from Grimsby and 35 miles from Lincoln.

It is well serviced with a village store, post office, a public house, an infant school, a parish church and a chapel. As well as a well supported village hall which hosts bingo, book swaps and indoor bowls and Marshchapel Arts which host various music concerts and art exhibitions.

Being only 10 miles from the coast, there are some pleasant walks nearby including, up to Cleethorpes beach, Tetney Marsh's and the windmill loop from Tetney.

### **ENTRANCE PORCH**



A wooden cottage style door leads into a welcoming porch area with a uPVC double glazed window to the front aspect tiled flooring and a useful storage cupboard.

### **DINING KITCHEN 15'1" x 10'00" (4.60m x 3.05m)**



A spacious dining kitchen with ample space for a dining table, The kitchen area is fitted with a range of base units with work tops above, there is a white sink with mixer taps and a central heating radiator. Two uPVC windows face the front aspect and a latch door leads to the living room.

### **LIVING ROOM 15'2" x 10'00" (4.62m x 3.05m)**



A charming living room with a bespoke part glazed stable door providing direct access to the rear garden. There is a useful under stair storage cupboard with a central heating radiator and a latch door leading to an open tread staircase.

### **FIRST FLOOR LANDING**

with access to all first floor rooms.

### **BEDROOM 1 10'3" x 10'00" (3.12m x 3.05m)**



Having a uPVC double glazed window to the rear aspect and two fitted wardrobes to each side of the chimney breast, and an additional built in wardrobe and central heating radiator.

### **BEDROOM 2 9'11" x 7'11" (3.02m x 2.41m)**



Having a central heating radiator with wooden radiator cover and uPVC double glazed window to the front aspect with views of the church.

### **BATHROOM 6'11" x 6'10" (2.11m x 2.08m)**



Fitted with a three piece white suite comprising a panel bath with mixer taps and shower head attachment, a W.C and a wash basin, the walls are part tiled and there is a uPVC frosted window.

### **FRONT GARDEN**

The front of the property enjoys open plan front lawn with a small patio area and a fish pond and a selection of mature shrubs and trees. There is right of way across the neighboring property to an access leading onto Church Lane.

### **REAR GARDEN**



The rear of the property is fully enclosed and mainly laid to lawn with flower and shrub borders. A paved patio area provides an ideal space for private alfresco dining.

### **VIEW OF THE CHURCH**



The front of the property enjoys a magnificent view of the church.

### **Services**

Mains water, drainage and electricity are understood to be connected along with oil fired central heating. The agents have not tested or inspected the services or service installations and buyers should rely on their own survey.

### **Tenure**

The property is freehold.

### **Council Tax Band**

East Lindsey Council Tax Band A

### **Brochure Prepared**

July 2023

### **Viewings**

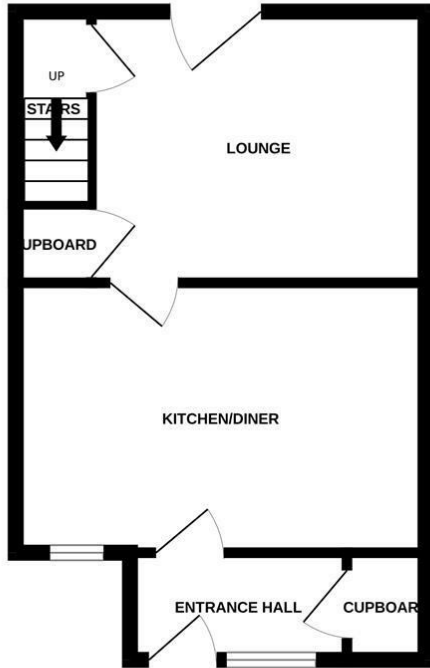
By prior appointment through TES Property office in Louth  
01507 601633 admin.louth@tes-property.co.uk

### **Opening Hours**

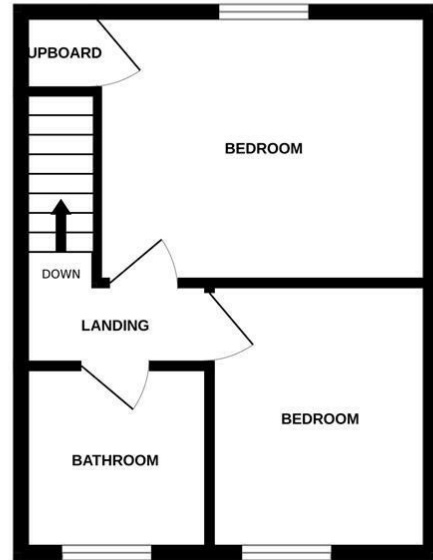
Monday to Friday 9:00am to 5:00pm  
Saturday 9:00am to 1:00pm

# Floor Plan

GROUND FLOOR



1ST FLOOR

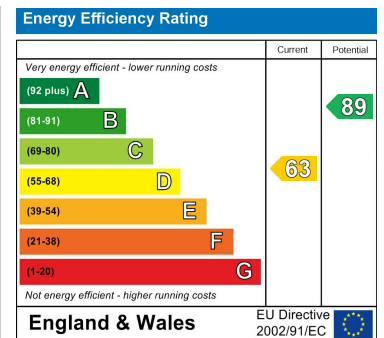


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## Area Map



## Energy Efficiency Graph



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