

Buy. Sell. Rent. Let.



Sea Dyke Way, Marshchapel



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When it comes to  
property it must be

  
**lovelle**



£275,000



Welcome to this charming detached bungalow just on the edge of the semi-rural village of Marshchapel.

### Key Features

- Detached Bungalow
- NO CHAIN
- Village Location
- Kitchen & Utility
- Conservatory
- Three Bedrooms
- Garage
- Off Road Parking
- EPC rating TBC
- Tenure: Freehold





Welcome to this charming detached bungalow just on the edge of the semi-rural village of Marshchapel. As you step onto the wider than average plot, a sense of space and tranquility envelops you, accompanied by stunning views of open countryside stretching out behind the property.

This inviting home offers a unique blend of countryside serenity and convenient village amenities. Just a stone's throw away, you'll find a convenience store/post office, and service station. Marshchapel is an ideal location, perfectly positioned between the bustling towns of Louth and Grimsby, each a mere 12 miles away.

Step inside to discover a bungalow designed for flexible living. With two bedrooms and two inviting reception rooms, this bungalow easily adapts to your lifestyle needs. The dining kitchen offers integrated appliances including a dishwasher, oven, and hob with an extractor canopy above. The spacious bathroom boasts a white three-piece suite.

As you move through the property, a delightful conservatory greets you, showcasing the expansive rear views that lend an air of boundless space to your daily life whilst a utility room enhances practicality.

Elevated on its plot, the bungalow is surrounded by gardens on all sides. The long gravel driveway offers ample space for multiple vehicles, even accommodating a motorhome if desired. A brick-built single detached garage stands ready with a log store and additional wooden storage behind.

The property is fitted with solar panels, which the owner informs us that the current agreement which is transferable is under the Solar 'FIT' Scheme and generates 23.7p per Kilowatt, until 2033.

The rear garden unveils a lawn adorned with an array of plants, shrubs, and flowers, creating a private oasis that's perfect for relaxation or outdoor gatherings.

Seize the opportunity to make this bungalow your own - with no forward chain

### Lounge

5.16m x 3.62m (16.9ft x 11.9ft)

### Sitting Room/ Bedroom Three

3.14m x 3.62m (10.3ft x 11.9ft)

### Dining Kitchen

2.41m x 6.02m (7.9ft x 19.8ft)

### Utility

2.02m x 3.3m (6.6ft x 10.8ft)

### Conservatory

3.26m x 5.02m (10.7ft x 16.5ft)

### Bedroom One

4.49m x 3.49m (14.7ft x 11.4ft)

## Bedroom Two

3.31m x 3.62m (10.9ft x 11.9ft)

## Bathroom

3.32m x 2.57m (10.9ft x 8.4ft)

## Garage

5.83m x 3.19m (19.1ft x 10.5ft)

## Council Tax Information

The Council Tax Band for this property is C. This information was obtained in August 2023 and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was made with the original allocation.

Additionally, there may be circumstances when the Council Tax can be altered on change of ownership.' All interested parties are advised to make their own enquiries. See [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands)

## Services

All mains services are available or connected subject to the statutory regulations, with the exception of gas, We have not tested any heating systems, fixtures, appliances or services.

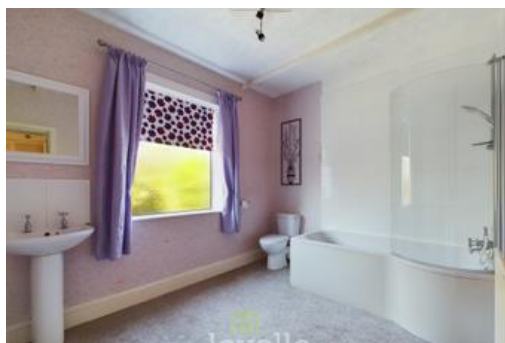
## Mortgage & Solicitors

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

## Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01472 812250.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.





## How To Make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovell.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

## Energy Performance Information

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

## Agents Note

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



Ground Floor Building 1



Ground Floor Building 2



When it comes to **property**  
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