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Sea Dyke Way, Marshchapel



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When it comes to
property it must be


lovelle



£315,000



Positioned just on the edge of the charming village of Marshchapel, this spacious detached bungalow enjoys beautifully landscaped wrap around gardens.

Key Features

- Deceptively Spacious Bungalow
- Village Location
- Well Manicured Wrap Around Gardens
- Lounge with Log Burner
- Breakfast Kitchen & Utility Room
- Dining Room with French Doors
- Three Good Size Bedrooms
- Modern Bathroom
- Ample Off Road Parking & Garage
- EPC rating D & Freehold





Positioned just on the edge of the charming village of Marshchapel, this spacious detached bungalow enjoys a semi-rural location with excellent access to Grimsby and the A16 corridor towards Louth. Marshchapel offers a quaint village lifestyle with local amenities including schools, shops, and pubs, while also providing convenient routes for daily commuters across Lincolnshire.

Upon entering, you are welcomed by a generous entrance hall that leads to a bright and airy lounge. This inviting space features dual aspect uPVC windows, an exposed brick fire surround with a timber mantle, and a multi-fuel burning stove. The breakfast kitchen is well-appointed with a range of fitted wall and base cabinets, integrated appliances, and space for a cooker with an extractor canopy overhead. Adjacent to the kitchen is the versatile dining room, boasting dual aspect uPVC windows and uPVC French doors that open to the beautifully landscaped gardens.

At the rear of the property, a spacious utility room offers additional fitted cabinets and space for appliances, with a uPVC rear entrance door leading to the garden and patio area, perfect for BBQs. The bungalow comprises three generously sized bedrooms and a modern bathroom, featuring a P-shaped bath with shower, curved shower screen, granite effect splash back, vanity wash unit with granite effect splash back and mirror, and a low flush WC.

Externally, the current owners have transformed the garden into a true oasis. A long gravel driveway leads to a detached garage with an 'up and over' door, lighting, and power. The garden, which wraps around the bungalow, is bordered by hedges providing exceptional privacy. It includes a neatly manicured lawn and borders filled with an array of plants, shrubs, and flowers. There are also several delightful seating areas to enjoy the sunshine as it moves around the bungalow throughout the day.

Entrance Hall

1.15m x 5.15m (3'10" x 16'11")

Lounge

4.56m x 4.23m (15'0" x 13'11")

Breakfast Kitchen

3.68m x 3.91m (12'1" x 12'10")

Dining Room

2.62m x 4.16m (8'7" x 13'7")

Utility Room

2.43m x 4.42m (8'0" x 14'6")

Bedroom

3.67m x 4.11m (12'0" x 13'6")

Bedroom

3.13m x 3.28m (10'4" x 10'10")

Bedroom

2.88m x 3.35m (9'5" x 11'0")

Bathroom

1.77m x 2.66m (5'10" x 8'8")

Council Tax Information

The Council Tax Band for this property is C. This information was obtained in July 2024 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

Services

All mains services are led to be available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

Mortgage And 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.lovelle.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

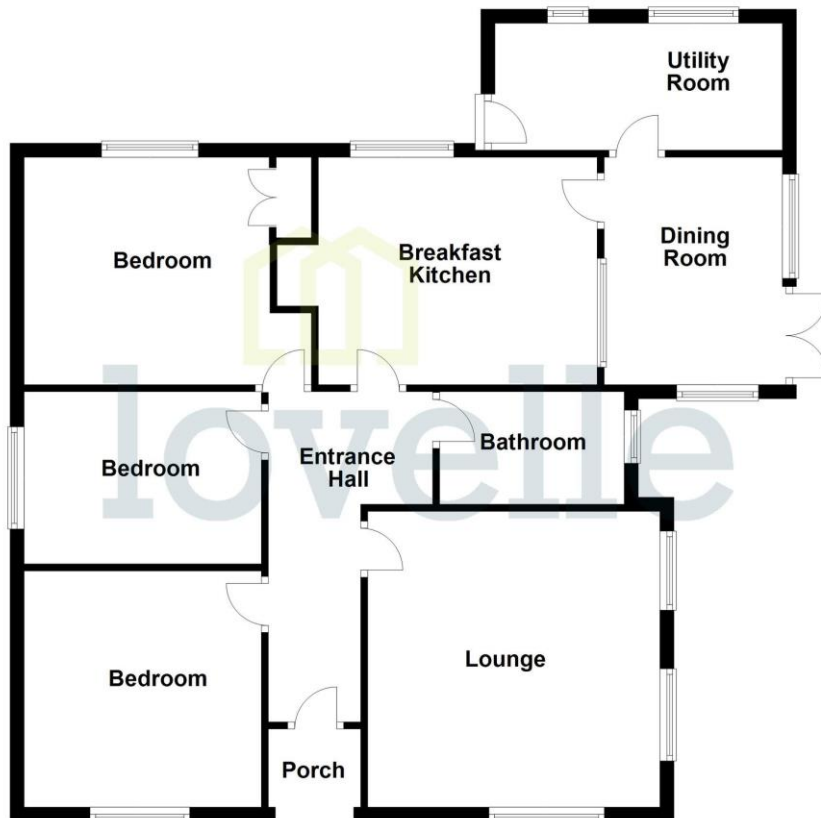
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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



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