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PROPERTY FOR SALE
RUSTIC DENE SEA DYKE WAY, MARSHCHAPEL GRIMSBY

PURCHASE PRICE £275,000 - NO CHAIN



VIEWING	By appointment with this office
COUNCIL TAX BAND	B
PURCHASE PRICE	£275,000
TENURE	We understand the property to be Freehold and this is to be confirmed by the solicitors

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RUSTIC DENE SEA DYKE WAY, MARSHCHAPEL GRIMSBY

Nestled in the charming village of Marshchapel, Grimsby, this spacious detached bungalow on Sea Dyke Way presents an excellent opportunity for those seeking a tranquil lifestyle. Offered for sale with no chain, this property boasts a generous layout, perfect for families or those looking to downsize.

Upon entering, you are welcomed by a bright entrance hall that leads to two well-proportioned double bedrooms, providing ample space for relaxation. The inviting lounge and separate dining room offer versatile living areas, ideal for entertaining guests or enjoying quiet evenings at home. The kitchen, complete with a walk-in pantry, is functional and ready for your personal touch, while the utility room and WC add to the convenience of daily living.

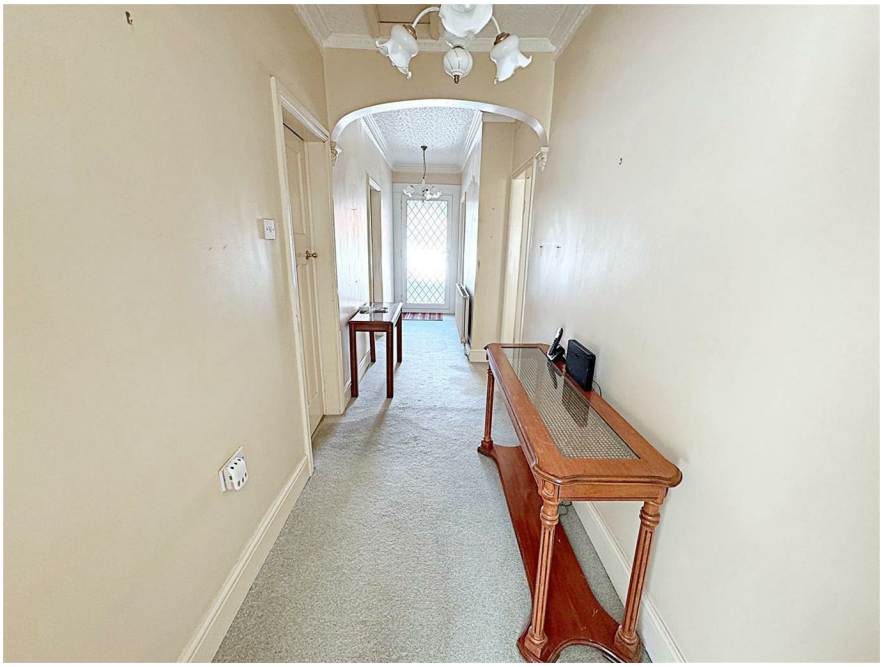
One of the standout features of this bungalow is the exceptionally large rear garden, a true piece de resistance. This outdoor space includes a large patio area, perfect for al fresco dining, a summer house for leisurely afternoons, and a garage and shed for additional storage. With parking available for up to seven vehicles, this property is perfect for those with multiple cars or who enjoy hosting visitors.

The bungalow is double glazed and benefits from LPG gas central heating, ensuring comfort throughout the seasons. While the property is in need of some updating, it offers a fantastic canvas for you to create your dream home.

This delightful bungalow in a peaceful village setting is not to be missed. Arrange a viewing today to fully appreciate the potential this property has to offer.

ENTRANCE HALL

Through a u.PVC double glazed door into the hall with a central heating radiator, two lights, coving and loft access to the ceiling.



RUSTIC DENE SEA DYKE WAY, MARSHCHAPEL GRIMSBY

BEDROOM 1

11'7 x 11'7 (3.53m x 3.53m)

This double bedroom to the front of the bungalow with a u.PVC double glazed window, a range of fitted wardrobes, dressing table and chest of drawers. There is a central heating radiator, laminate to the floor, a light and coving to the ceiling



BEDROOM 1



BEDROOM 2

9'1 to wardrobes x 11'7 (2.77m to wardrobes x 3.53m)

Another double bedroom to the front of the bungalow with a u.PVC double glazed window, fitted wardrobes with sliding mirrored doors. A central heating radiator, a light and coving to the ceiling.



BEDROOM 2



RUSTIC DENE SEA DYKE WAY, MARSHCHAPEL GRIMSBY

LOUNGE

20'8 x 10'7 (6.30m x 3.23m)

The lounge with a u.PVC double glazed window and a u.PVC double glazed door with side panels, a wooden fire surround with a tiled back and hearth and a multi fuel burner. Two lights and coving to the ceiling.



LOUNGE



BATHROOM

10'6 x 7'9 (3.20m x 2.36m)

The bathroom comprises of a bath with gold effect tap, a pedestal wash hand basin and gold effect taps, a walk-in shower and a toilet. A u.PVC double glazed window, part tiled walls, a tiled floor, a central heating radiator and spotlights to the ceiling.



DINING ROOM

9'11 x 11'7 (3.02m x 3.53m)

With a u.PVC double glazed window, a wooden fire surround with a tiled back and hearth and a multi fuel burner. Built in cupboards either side of the chimney breast, a central heating radiator, a light, coving and ceiling rose to the ceiling.

There is a little extra space from the dining room measuring 6'7 x 5'4 leading to the kitchen.



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DINING ROOM



KITCHEN

15'2 x 12'2 (4.62m x 3.71m)

With a range of cream units, contrasting work surfaces and up stands, a stainless steel sink unit with a chrome mixer tap. A housed electric double oven and an electric hob. Three u.PVC double glazed windows, a wall mounted central heating boiler, a tiled floor, a light and coving to the ceiling.



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KITCHEN



PANTRY

6'9 x 4'10 (2.06m x 1.47m)

With two u.PVC double glazed windows, shelving, a tiled floor and a light to the ceiling.



UTILITY ROOM

15'11 x 4'2 (4.85m x 1.27m)

With a u.PVC double glazed door, wall and base units, contrasting work surfaces incorporating a stainless steel sink unit with chrome taps. There is plumbing for a washing machine, space for a tumble dryer, a central heating radiator, a tiled floor, a light and loft access to the ceiling.

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WC

6'0 x 3'7 (1.83m x 1.09m)

With a white toilet, a pedestal wash basin and chrome taps. A u.PVC double glazed window, part tiled walls, a tiled floor, a light and coving to the ceiling.



OUTSIDE

The property benefits from an attractive front garden enclosed by a charming walled boundary with well-established borders. It is predominantly laid with decorative stone, offering generous off-road parking.

Double gates lead through to the rear garden—truly a sight to behold. A spacious patio provides the perfect setting for al fresco dining and entertaining, while the expansive garden, filled with mature trees, plants and shrubs, will delight any gardening enthusiast. Complete with a summer house, garage and additional storage sheds, this impressive outdoor space forms a standout focal point of the property.



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OUTSIDE



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OUTSIDE



OUTSIDE



GARAGE

The detached brick garage with an up and over door, light and power within.

SUN ROOM

11'7 x 8'7 (3.53m x 2.62m)

With u.PVC double glazed windows and u.PVC double glazed French doors. There is light and power within.

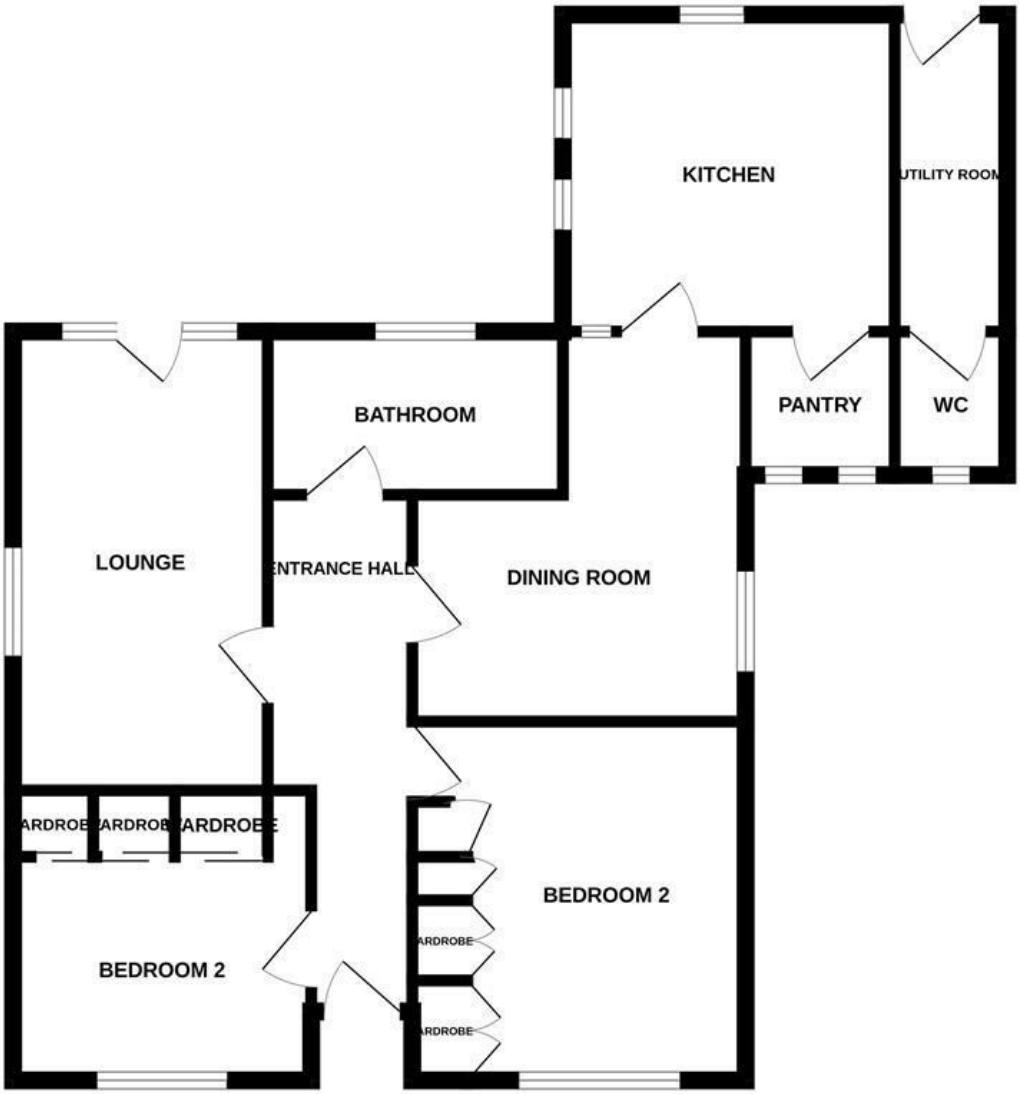
RUSTIC DENE SEA DYKE WAY, MARSHCHAPEL GRIMSBY

GOOGLE EARTH VIEW

This outline is an approximate.



GROUND FLOOR



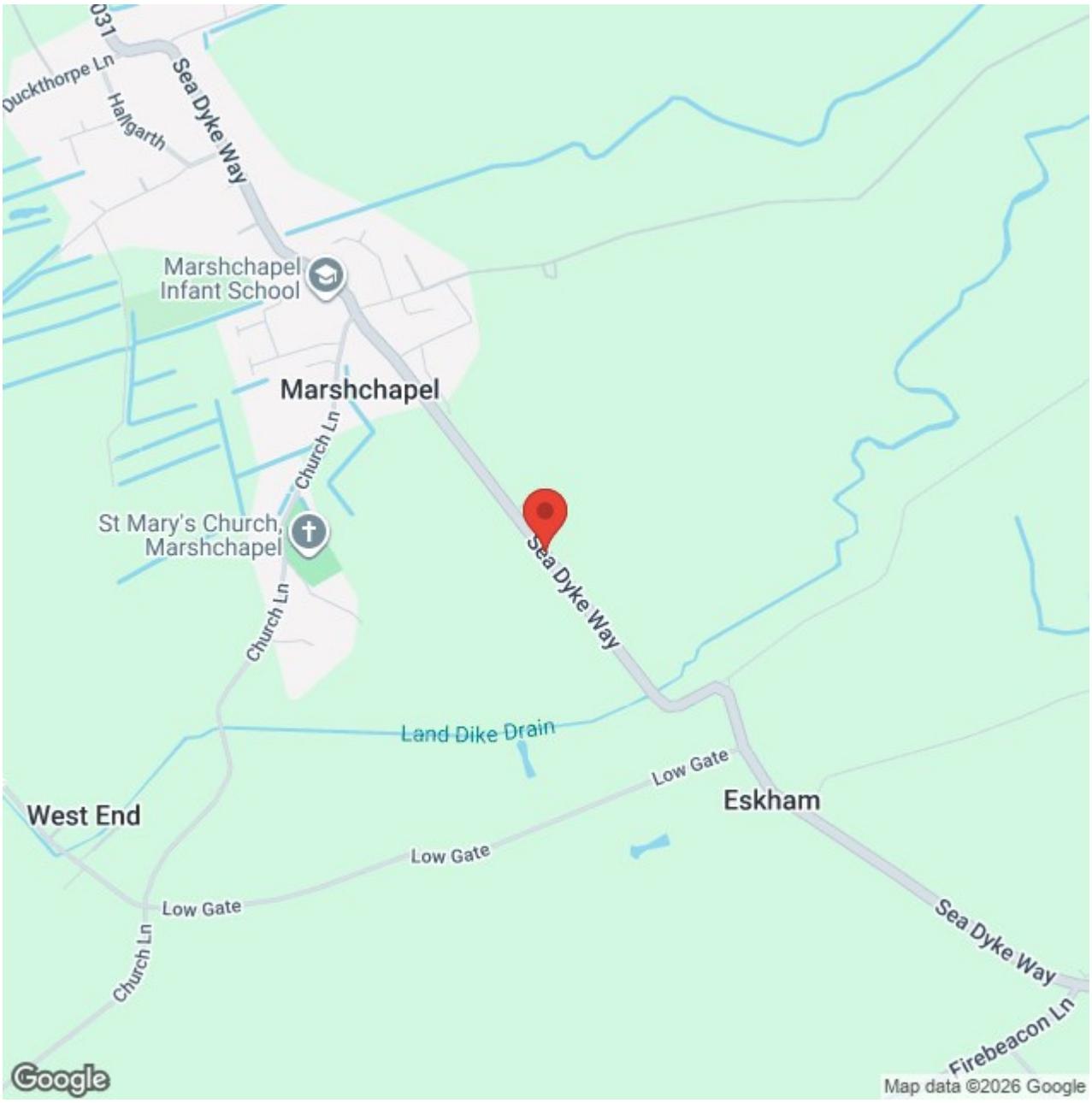
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



ADDITIONAL NOTES

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WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home. Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

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YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

They normally charge a fee of £495 payable on production of offer.

(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)

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*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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