CHOICE PROPERTIES

Estate Agents

The Willows Sea Dyke Way, Marshchapel, Grimsby, DN36 5SX

O.I.R.O £300,000



Choice Properties are delighted to present this well-presented detached bungalow, situated in the peaceful village of Marshchapel, which offers a small selection of local amenities. The property benefits from a good-sized plot, particularly as an end-position home, providing additional outdoor space and a pleasant sense of privacy. Internally, the accommodation is tastefully presented throughout, offering a bright and comfortable living environment ideal for a range of buyers. The property also presents an ideal opportunity to install solar panels, potentially improving energy efficiency and helping to reduce running costs.

Offering generously proportioned rooms throughout and a desirable layout, the abundantly light and beautifully presented accommodation, which further benefits from a Sunamp Thermino 150e hot water system and a three-phase electricity supply, comprises:-

Hallway
4'4" x 11'8"
You enter the property into the bright and airy entrance hallway, which is neutrally decorated with crisp white walls and stylish grey flooring. The hallway further benefits from a useful storage cupboard housing the Sunamp Thermino 150e hot water system, along with an electric radiator, and provides access to the remaining accommodation.

Bedroom 3
6'10" x 11'9"
Bedroom Three is positioned at the front of the property and benefits from plenty of natural sunlight through the window. The room is neutrally decorated with white walls and grey carpeting, whilst further benefiting from an electric radiator.

Kitchen
10'3" x 9'8"
The kitchen has been tastefully designed and is finished in a neutral décor throughout, featuring white walls, light grey wall and base units, and grey flooring. A large triple window positioned above the sink allows an abundance of natural light to fill the room, whilst the kitchen further benefits from integrated appliances including a fridge freezer, dishwasher, and oven with hob. There are also ample wall and base units providing plenty of storage space.

Utility
8'9" x 5'1"
The utility room follows the same tasteful décor as the kitchen, creating a seamless flow throughout the home. Benefiting from additional wall and base units for storage, the room also offers space and plumbing for a washing machine, a small electric radiator, and a rear door providing access to the garden.

Reception Room
19'10" x 11'3"
The spacious reception room benefits from dual aspect windows to the front of the property, allowing an abundance of natural light to create a bright and airy living space. A generous feature bay window adds further character to the room, whilst the neutral décor of white walls and grey carpeting complements the space beautifully. The room also benefits from two electric radiators and is open plan to the dining area.

Dining Area
8'7" x 6'9"
The dining area is open plan to the reception room and continues the same tasteful décor throughout, featuring white walls, grey carpeting, and an additional electric radiator. The space comfortably accommodates a dining table and chairs, making it ideal for both everyday living and entertaining.

Bathroom
5'0" x 8'5"
The main bathroom comprises a three-piece suite consisting of a w.c., hand wash basin, and bath. The room further benefits from a heated towel rail, a window allowing natural light and ventilation, and neutral décor throughout with attractive half wall panelling finished in white.

Bedroom 1
11'8" x 9'5"
The main bedroom is positioned at the rear of the property, offering a private and peaceful setting. Generously sized throughout, the room benefits from two built-in wardrobes providing excellent storage space, as well as access to a private en-suite. Further features include a large window allowing plenty of natural light, an electric storage heater, and neutral décor comprising white walls and grey carpeting.

Ensuite
The en-suite is also finished in a neutral style, featuring half-tiled white walls and grey flooring. It comprises a w.c., hand wash basin, and a standing shower, and further benefits from a heated towel rail and a window providing natural light and ventilation.

Bedroom 2
10'9" x 10'0"
Bedroom Two is another generously sized room, offering ample space for a bed along with additional furniture. The room benefits from a window allowing natural light, as well as an electric radiator.

Garage
9'2" x 16'9"
The garage benefits from a window and houses the property's fuse box for convenient access. It offers a great additional space, ideal for storage or workshop use.

Driveway
The property benefits from ample off-road parking, providing space for multiple vehicles.

Gardens
The property occupies one of the largest plot sizes within this small development, being a desirable end plot. The rear garden is of excellent proportions and fully enclosed with fencing to either side, offering a good degree of privacy. Mainly laid to lawn, it also benefits from a wood chip border, providing a neat and low-maintenance finish.

Tenure
Freehold.

Council Tax band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

Viewing Arrangements
By appointment through Choice Properties on 01507 860033.

Openings Hours
Monday to Friday 9.00am to 5.00pm
Saturday 9.00am - 3.00pm

Making An Offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.





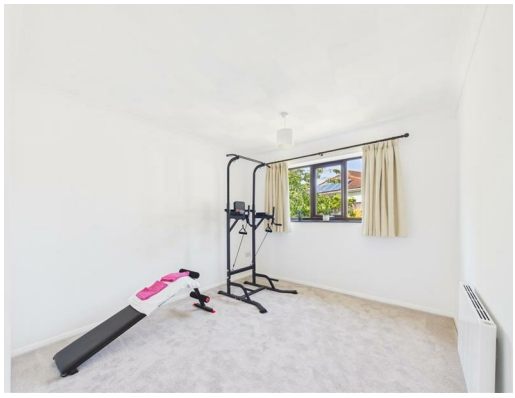





















Approximate total area(1)

1122 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Directions

Please use the postcode DN36 5SX, this will take you to Sea Dyke Way, Marshchapel. The property is on the right side of the road, opposite 'The White Horse'.

