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Main Street, Gayton Le Marsh



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When it comes to
property it must be


lovelle



£365,000

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An immaculately refurbished three-bedroom detached bungalow in the rural village of Gayton le Marsh, offering two reception rooms, extensive private gardens with patio and pond, ample driveway parking in the form of an in and out drive and garage with the added benefit of owned solar panels, all within easy driving distance of nearby market towns and countryside walks.

- Key Features**
- Renovated 2024/2025 Throughout
 - Immaculate, Refurbished Bungalow
 - Three Double Bedrooms
 - Two Generous Reception Rooms
 - Ensuite & Cloakroom WC
 - Kitchen
 - Stunning Mature Gardens

- In & Out Driveway with Garage
- Owned Solar Panels
- Quiet Village Location
- EPC rating TBC
- Tenure: Freehold





This recently renovated detached bungalow is offered for sale in the quiet rural village of Gayton le Marsh and provides three double bedrooms, two reception rooms and stunning, well-planned gardens to the rear and side. Renovations were carried out in late 2024 and early 2025, and the property is presented in immaculate condition throughout.

Set back from the lane, the bungalow is approached via an in-and-out gravelled driveway providing ample parking. The plot is enhanced by mature trees and shrubs which contribute to a private setting, with established planting framing the front and side aspects. The driveway also provides access to the spacious garage which benefits from light and power and can be accessed via the up and over garage door to the front or the personal door to the rear.

The main entrance opens into a home that has been carefully updated while retaining attractive features. There are two separate reception rooms, both positioned to take advantage of the garden views and large windows that allow in plenty of natural light.

The lounge to the front of the property boasts an inglenook fireplace housing a cast iron multi-fuel burner, creating a focal point to the room. This space enjoys direct access to the garden via patio doors, making it well suited to indoor-outdoor living during the warmer months and a comfortable sitting room all year round.

The second reception room is arranged as a spacious lounge diner to the rear of the property. This room also features large windows with garden outlooks, access out to the patio and a large log burner. The layout provides flexibility for both everyday family use and more formal dining, whilst giving a pleasant outlook over the grounds.

The kitchen is spacious, bright and airy, and enjoys a garden view from the one and a half bowl ceramic sink unit. It is fitted with a range of wall and base units providing good storage and worktop space, with a Range style cooker and extractor over. Plumbing is in place for both a washing machine and dishwasher, supporting practical day-to-day living. From here, there is convenient access to rear reception room, making it easy to entertain and flow through to the garden from.

The bungalow offers three double bedrooms. The principal bedroom benefits from a stunning en-suite which boasts a panelled bath, walk in shower cubicle with rainfall effect shower, close coupled WC and a vanity wash hand basin. Along with the addition of a hand wardrobe area and a door directly to the garden, creating a pleasant connection to the outdoor space. The two further double bedrooms provide flexible accommodation for family, guests or home working, depending on requirements.

The property also benefits from an additional cloakroom WC, perfect for visiting guests and is fitted with a wash hand basin, close coupled WC as well as playing host to the hot water cylinder.

Externally, the gardens are a particular feature. Wrapping around to the rear and side, they have been thoughtfully arranged with mature trees and shrubs providing structure and complete privacy. A large patio area offers space for outdoor seating and entertaining, with the layout lending itself well to enjoying the different aspects of the plot throughout the day. A feature pond adds further interest to the garden, while a handy timber garden shed and greenhouse provide practical areas for storage and gardening. The overall arrangement will appeal to those who value outdoor space, whether for leisure, gardening or simply as a quiet area to sit.

The property is equipped with owned solar panels, offering an additional modern feature that contributes towards improved energy efficiency. The council tax band is C.

Gayton le Marsh is a small rural village set amidst open Lincolnshire countryside, popular with those seeking a quieter way of life and access to walking routes. The surrounding lanes and public footpaths provide a variety of walks, both through farmland and along minor roads, ideal for dog owners or anyone who enjoys time outdoors.

Day-to-day amenities, including shops, supermarkets, healthcare and schooling, can be found in nearby Louth and Alford. Both towns are within driving distance and provide a range of services, as well as traditional high streets with a selection of independent retailers and cafés. The Lincolnshire Wolds Area of Outstanding Natural Beauty lies to the west, offering further walking routes, attractive villages and countryside views, while the coast, with its beaches and seaside facilities, is also accessible by car.

In summary, this detached three-bedroom bungalow for sale in Gayton le Marsh combines modernised, immaculate accommodation with generous gardens, driveway parking and rural surroundings, supported by access to nearby market towns and wider amenities by road.

Room Measurements

Entrance Hall: 8'10" x 9'10"

Inner Hall: 6'06" x 9'02"

Lounge: 11'10" x 17'04"

Kitchen: 8'07" x 17'04"

Living Diner: 10'09" x 21'08"

Bedroom One: 12'06" x 10'11"

En-Suite: 8'01" x 10'11"

Bedroom Two: 11'06" x 9'11"

Bedroom Three: 9'03" x 8'02"

WC: 6'07" x 5'02"

Garage: 14'02" x 15'02"

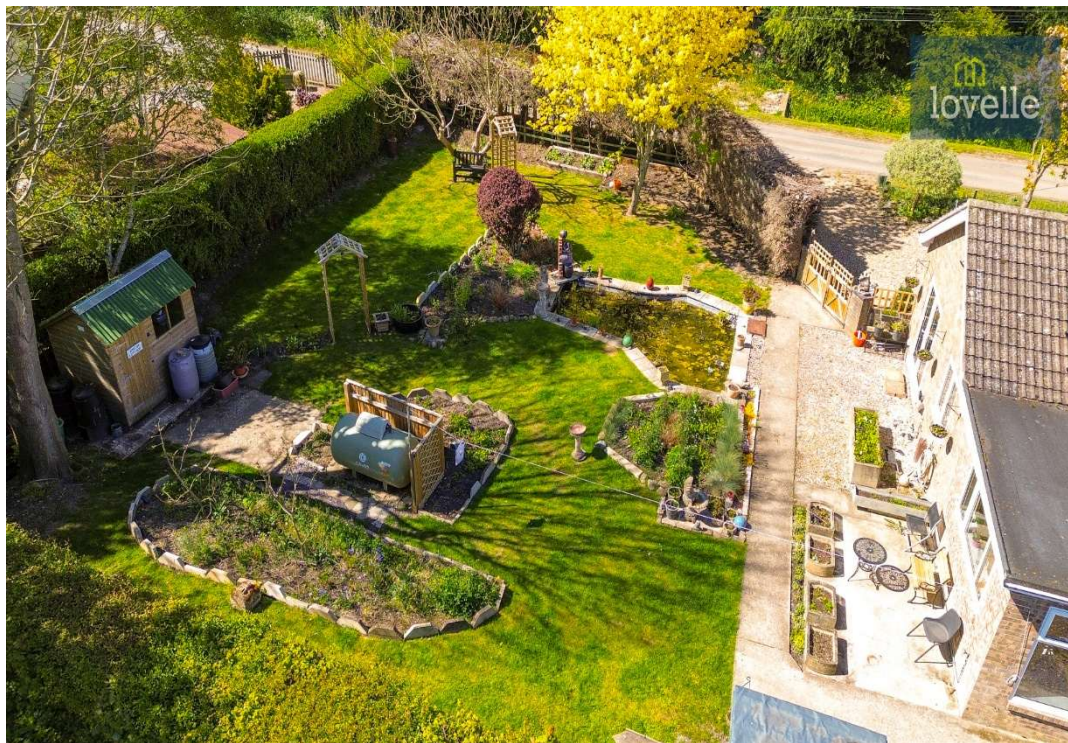
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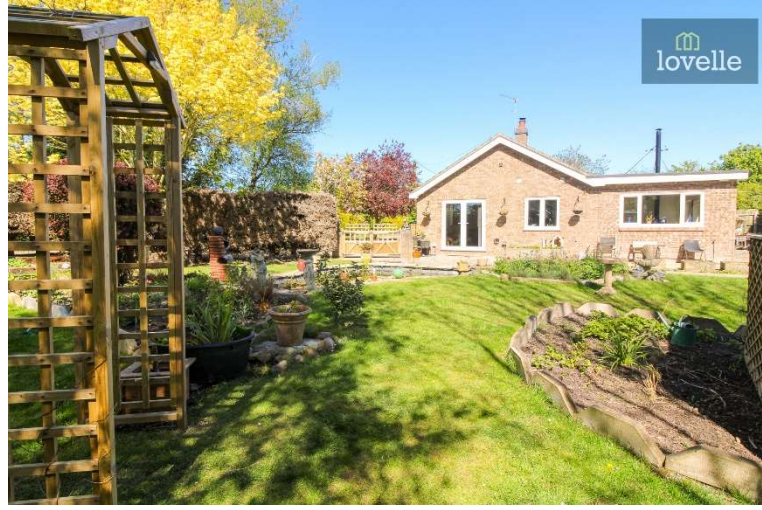
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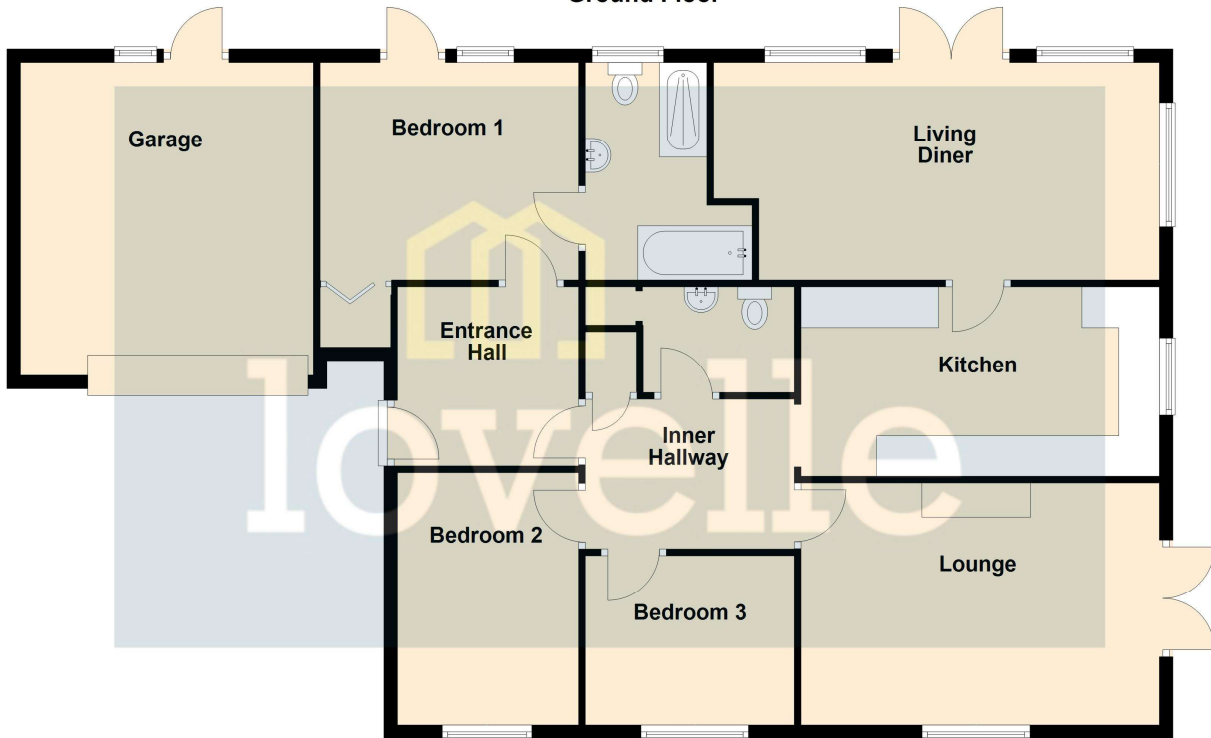
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Ground Floor



Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.
Plan produced using PlanUp.

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