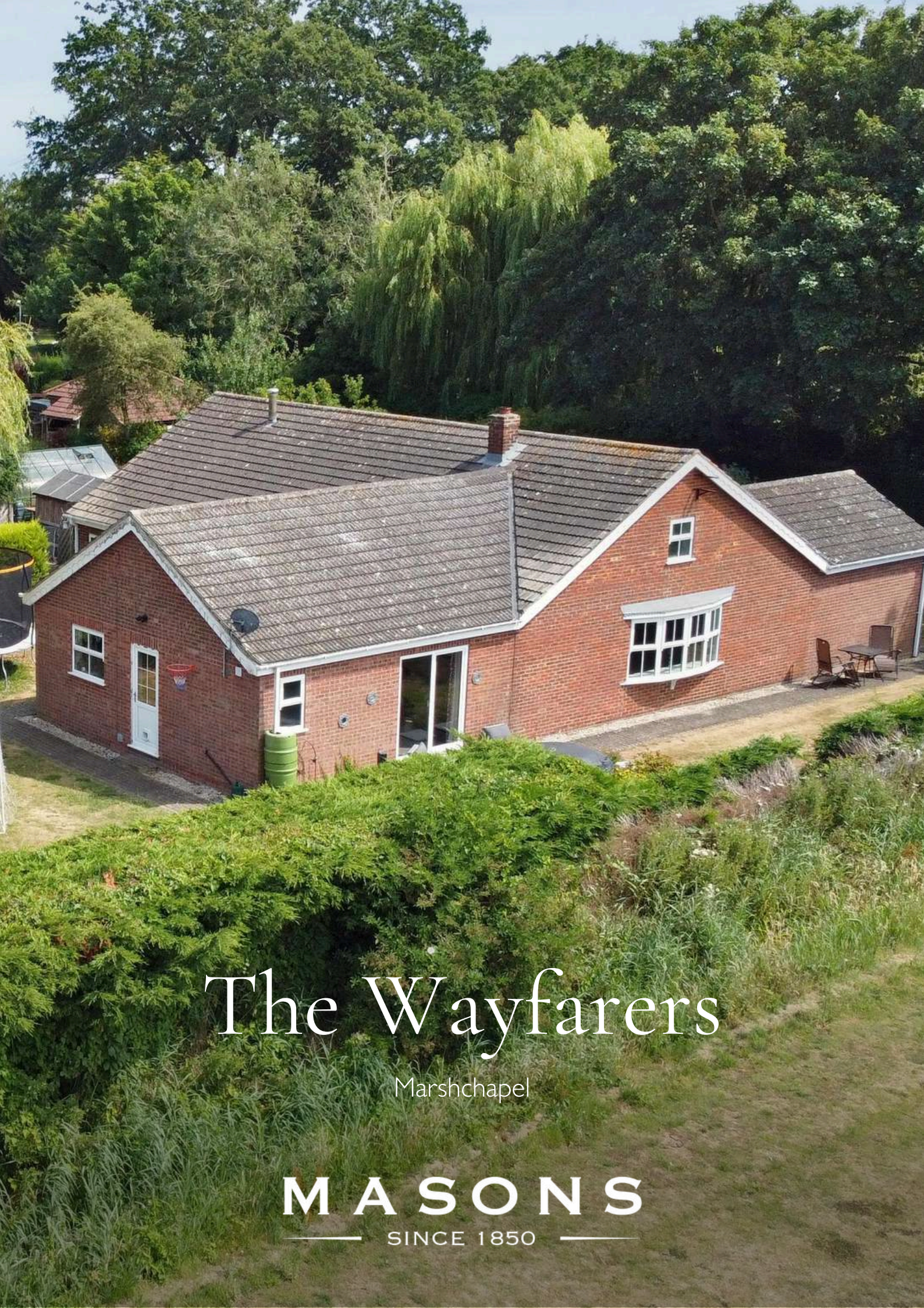




The Wayfarers

Marshchapel

M A S O N S

— SINCE 1850 —

The Wayfarers

Marshchapel
DN36 5TW



Spacious five-bedroom detached bungalow

Large driveway providing ample off-road
parking

Occupying a generous and well-
maintained plot

Oil fired central heating

Open-plan kitchen and dining area

Double garage providing excellent
parking, storage, or workshop space.

This impressive five-bedroom detached bungalow occupies a substantial wrap-around plot, combining generous proportions, versatile accommodation and an enviable rural setting with far-reaching open views. Thoughtfully arranged throughout, the property offers an exceptional balance of spacious reception areas and well-proportioned bedrooms, making it ideally suited to a wide range of purchasers.

At the heart of the home is a bright and expansive open-plan kitchen and dining area, complemented by flexible living spaces that can be adapted to suit individual requirements. The generous lounge enjoys a traditional open fireplace, a striking bay window framing the surrounding countryside, and flows into an additional versatile room, further enhancing the property's adaptable layout.

The five-bedroom configuration provides excellent flexibility, with a particularly spacious principal bedroom benefiting from extensive fitted storage, while the remaining bedrooms offer comfortable and practical accommodation suitable for a variety of uses.

Externally, the property is equally impressive, enjoying beautifully maintained wrap-around gardens, extensive off-road parking, a detached double garage and uninterrupted views across the surrounding countryside. The combination of generous internal accommodation, adaptable living space and an exceptional plot creates a rare opportunity to acquire a substantial single-storey home in a peaceful and highly desirable setting.

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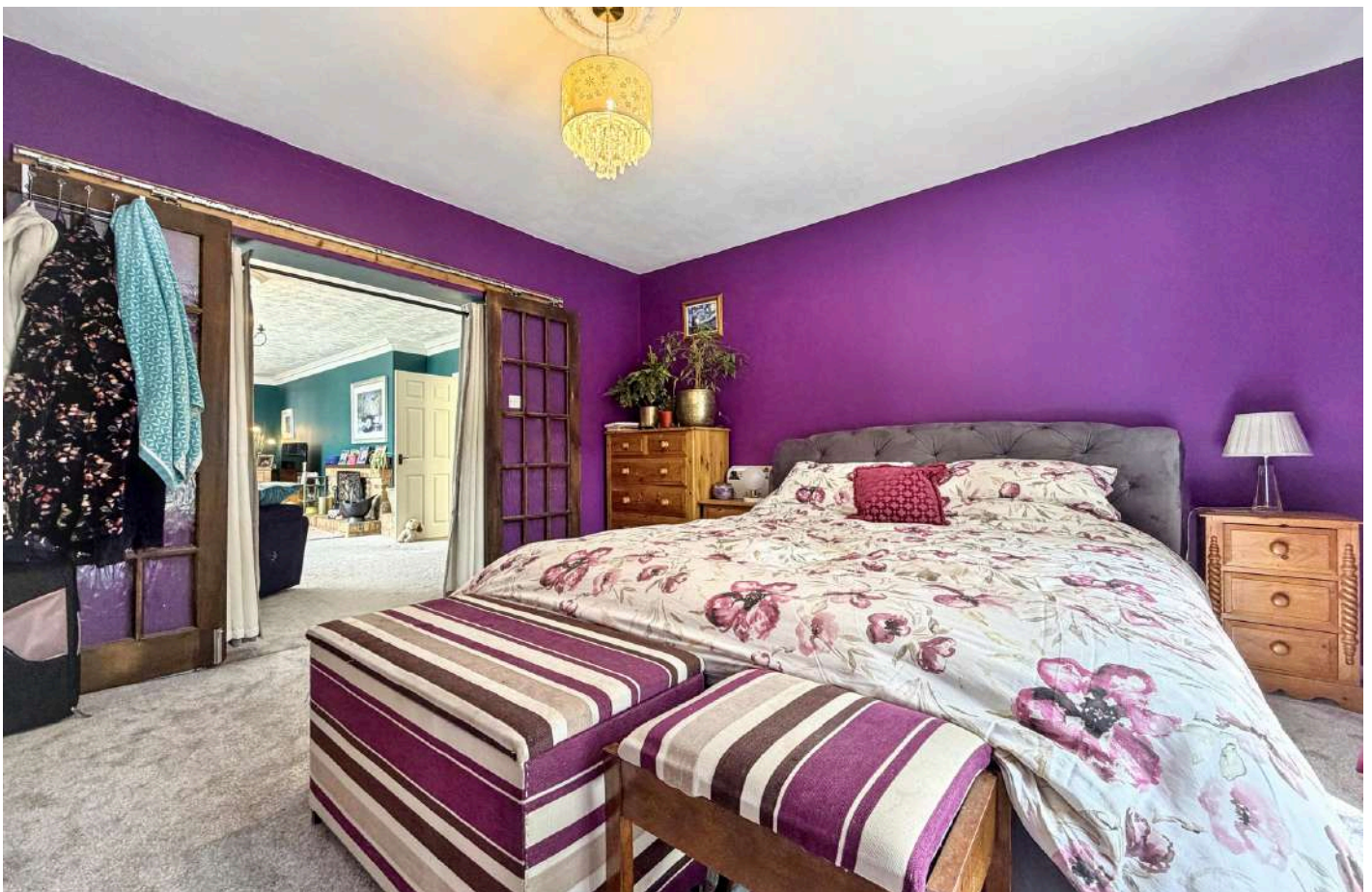




The generous lounge is a standout feature of the home, offering an impressive amount of space for both relaxing and entertaining. A large bay window creates an attractive focal point, flooding the room with natural light while framing delightful open views across the surrounding landscape. The traditional open fireplace adds warmth and character, creating a cosy atmosphere and enhancing the room's inviting appeal. The lounge seamlessly extends into an additional versatile area at the far end, currently utilised as a bedroom. This adaptable space could just as easily serve as a home office, playroom, hobby room or garden room, depending on the needs of the next owner. French doors open directly onto the front garden, providing easy access outside and further enhancing the bright and airy feel of this flexible living space.



At the far end of the living accommodation is a superb multi-purpose room, currently arranged as a spacious double bedroom. Offering generous proportions, the room easily accommodates a full range of bedroom furniture while maintaining an open and comfortable feel. Its adaptable layout makes it equally suited to a variety of alternative uses, such as a home office, hobbies room, snug, children's playroom or private guest suite. Whether retained as additional sleeping accommodation or reconfigured to suit individual requirements, this flexible space enhances the practicality of the home and offers endless potential for a range of lifestyles.





Leading through from the main living accommodation is a useful intermediary room that provides excellent flexibility. Currently serving as a spacious inner hallway, this area offers far more than simply a passage between rooms and could easily be utilised as a home office, reading nook, hobby space or additional storage area, depending on individual requirements. Its adaptable layout adds to the practicality of the home while creating a natural transition into the heart of the property.



Beyond this lies the impressive open-plan kitchen and dining area, a wonderfully bright and welcoming space designed for modern day living. Flooded with natural light, the room benefits from French doors opening onto the side garden, a further door providing direct access to the extensive rear garden, and a large window overlooking the surrounding grounds. The gardens wrap around the property, allowing attractive views from almost every angle and creating a seamless connection between the indoor and outdoor spaces.



The kitchen is fitted in a timeless, traditional style with an excellent range of fitted units, generous worktop space and ample storage. While retaining a classic appearance, it remains well-presented and perfectly suited to everyday family life.



Flowing effortlessly from the kitchen is a substantial dining and family area, offering exceptional versatility. There is ample room for a large dining table alongside an additional seating area, creating the perfect setting for entertaining guests, family gatherings or simply relaxing while enjoying views over the gardens. Completing this space is a practical utility room with an adjoining WC, providing additional storage, laundry facilities and everyday convenience.



The principal bedroom is an exceptionally well-proportioned room, offering generous dimensions and a thoughtfully designed layout that creates a comfortable and functional space. Easily accommodating a king-size bed along with a full range of bedroom furniture, the room retains an excellent sense of openness, making it both practical and inviting. A comprehensive range of built-in wardrobes provides an abundance of fitted storage, offering a streamlined finish while maximising the available floor space and reducing the need for additional freestanding furniture..





Bedrooms Three and Four are both substantial double bedrooms, offering generous proportions and a practical layout that lends itself to a variety of uses. Each room comfortably accommodates a double bed together with a comprehensive range of bedroom furnishings, providing well-balanced and functional accommodation. Both rooms benefit from an excellent sense of space, making them equally suitable as permanent bedrooms, guest accommodation or flexible ancillary rooms to meet individual requirements. Their size and versatility complement the property's overall layout, contributing to the generous and adaptable accommodation offered throughout the bungalow.



The fifth bedroom is a versatile additional room, offering excellent flexibility depending on the requirements of the new owners. Although the smallest of the five bedrooms, it comfortably accommodates a single bed and would make an ideal child's bedroom, guest room, home office or hobby space. Its inclusion adds further appeal to the property, providing valuable additional accommodation that can adapt to suit a variety of lifestyles.



The family bathroom is an impressive and well-designed space, featuring a high-quality suite with a freestanding bath, separate shower enclosure, WC and wash hand basin. Finished with contemporary fittings and a neutral colour palette, the room combines style with functionality, providing a practical yet elegant setting for everyday use. The inclusion of both a separate shower and bath offers flexibility and convenience, ideal for a busy family home.



The property's exceptional outdoor space is a standout feature, occupying a substantial wrap-around plot that provides an excellent balance of well-maintained lawns, established planting and practical amenities. The gardens extend around the bungalow, creating an attractive setting that can be enjoyed from multiple aspects of the home while offering a good degree of privacy.

To the front, a generous driveway provides extensive off-road parking for multiple vehicles and leads directly to the detached double garage, offering secure parking alongside excellent storage or workshop potential.

Predominantly laid to lawn with mature shrubs and well-defined boundaries, the gardens provide an ideal setting for outdoor entertaining, family enjoyment or simply relaxing. A particular highlight is the delightful open countryside views, which create a wonderful sense of space and tranquillity, enhancing the property's attractive rural setting.



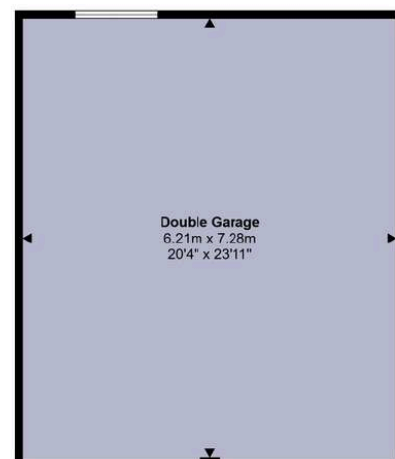




Approx Gross Internal Area
234 sq m / 2523 sq ft



Floorplan
Approx 189 sq m / 2036 sq ft



Garage
Approx 45 sq m / 486 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like real items.

Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale.

Marshchapel

Charm by the Coast



Marshchapel is a charming and well-serviced village in the coastal area of Lincolnshire, offering the perfect balance of countryside tranquility and modern conveniences. The village features a local post office and store, a service station, and a welcoming country pub, The White Horse, known for its friendly atmosphere. Families will appreciate the well-regarded primary school, while the historic church, nestled along tree-lined Church Lane, adds to the village's timeless appeal. With scenic rural surroundings and easy access to both the coast and larger towns, Marshchapel is ideal for those seeking a peaceful yet connected lifestyle.

Stretching for miles, the Lincolnshire coastline is home to stunning beaches, nature reserves, and picturesque villages, providing an ideal setting for those seeking a more relaxed, rural lifestyle. Areas like Skegness, and Mablethorpe offer thriving local communities, great schools, and a variety of amenities.

The region's natural beauty, including the renowned Gibraltar Point National Nature Reserve, makes it perfect for outdoor enthusiasts, with opportunities for walking, birdwatching, and cycling. Additionally, good transport links, including proximity to business hubs like Lincoln and Grimsby, ensure that residents can easily commute or enjoy day trips to larger urban centres.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Viewing

Strictly by prior appointment through the selling agent.

Council Tax

Band C

Services Connected

We are advised that the property is connected to mains electricity, water and drainage but no utility searches have been carried out to confirm at this stage.

Tenure

Freehold

Location

What3words: ///topples.snored.resurgent

Directions

Travelling on the A16 towards Grimsby, continue through Utterby and take the next right onto Pear Tree Lane. Follow this road to the junction and continue straight ahead onto Bull Bank, passing Covenham Reservoir and crossing the bridge over Louth Canal. Take the immediate left onto Church Lane stay on this road for some distance into Marshchapel, passing St Mary's Church on your right, the driveway entrance can be found a short distance ahead on the left.

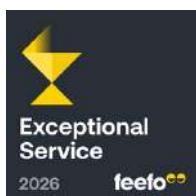
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