



The Bungalow

Marshchapel

M A S O N S

— SINCE 1850 —



The Bungalow

Sea Dyke Way, Marshchapel,
DN36 5TZ

Detached two-bedroom bungalow

Generous 3/4 acre plot (STS)

Secluded semi-rural setting

Spacious lounge & kitchen diner

Two double bedrooms

Long private driveway

Mature private gardens

Potential for further development

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Summary

A brilliant opportunity to acquire this detached two-bedroom bungalow, occupying a semi-rural plot extending to approximately 3/4 of an acre (STS), tucked away from the road and enjoying a private and secluded setting. The bungalow offers well-maintained accommodation comprising a spacious lounge, kitchen diner, two double bedrooms, bathroom and separate WC. Externally, a long private driveway leads to the property and its extensive grounds, which feature mature planting, generous gardens and ample scope for further development, subject to planning. The property is also conveniently located within a short walk of the village centre and its amenities.

The property is believed to date back to the early 1970s and is of brick construction, with a more recently replaced roof covering. Further benefits include uPVC double-glazed windows and doors, together with oil-fired central heating.





Accommodation

Fully glazed front entrance doors open into the spacious L-shaped hallway, which has carpeted flooring and a boiler cupboard housing the Grant oil-fired central heating boiler.

The lounge is positioned to the front of the property and is particularly generous in size, benefiting from dual aspect windows, carpeted flooring and a feature fireplace with stone surround, tiled hearth and electric coal-effect fire. Spotlights are fitted to the ceiling.

The kitchen diner benefits from a good range of sage green finished base and wall units, complemented by roll-top wood-effect work surfaces and tiled splashbacks. There is a one-and-a-half bowl stainless steel sink, space for a freestanding electric cooker with extractor hood above, carpeted flooring and ample room for a dining table.







The master bedroom is positioned to one end of the property and benefits from dual aspect windows, carpeted flooring and generous double proportions. Currently utilised as a dressing room, the room also has built-in wardrobe space and a loft hatch. Bedroom 2 is a further double bedroom with built-in wardrobes and carpeted flooring.



The family bathroom comprises a panelled bath with shower mixer above, tiling to the wet areas, wash hand basin with storage cupboard below, frosted window and carpeted flooring. A laundry cupboard houses the hot water cylinder, with space and plumbing below for a washing machine and tumble dryer. Adjacent is the separate WC, fitted with a low-level WC, frosted window and carpeted flooring.







Outside

The property is approached via a long private driveway leading into the secluded and generously proportioned gardens, which are set well back from the road and enjoy a particularly private setting. The overall plot extends to approximately 3/4 of an acre (STS).

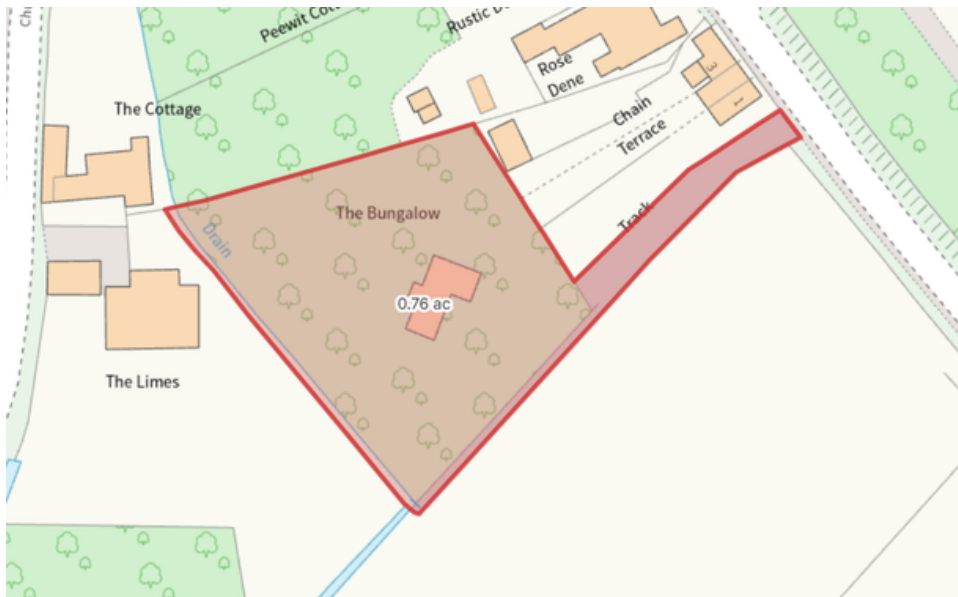
The gravel driveway provides a large turning area and continues down the side of the property, with mature lawns to either side. The gardens are enclosed by established trees and bushes, with areas of wild garden to the far side of the plot, beyond which are a couple of dilapidated polytunnels. To the rear is a further wooded area with mature trees, together with the oil storage tank and a timber garden shed.

The extensive grounds offer considerable potential for further extensions, outbuildings or other development, subject to obtaining any necessary planning permissions and consents.





Approx Gross Internal Area
83 sq m / 892 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

A welcoming and active village



Marshchapel is one of the larger country villages in the coastal area of Lincolnshire and has a licenced post office/store, a service station and a public house - The White Horse. There is also a primary school (rated good in 2025) and the mediaeval church of St Mary (known as the Cathedral of the Marshes) in a mature setting. There is public transport to and from Louth and Grimsby.

The business centre of Grimsby is about 11 miles away with a popular shopping centre in Freshney Place and the Georgian market town of Louth is equidistant. The area has many attractions including a coastline with nature reserves and beaches, scenic country walks, various recreational amenities and school/academies of high repute.



Nearby Louth is a vibrant market town that seamlessly blends history, culture, and natural beauty. Its bustling weekly markets, independent shops, and array of cafés, restaurants, and traditional pubs make it a hub of activity. Nestled on the edge of the Lincolnshire Wolds, the town offers easy access to scenic walks and bridleways, complemented by excellent leisure facilities, including a swimming complex, tennis academy, and golf club. Families benefit from highly regarded schools and academies.



The Lincolnshire Wolds and The Coast

Recognised as an Area of Outstanding Natural Beauty (AONB), the Wolds is ideal for those who appreciate outdoor activities like walking, and cycling with miles of scenic trails and bridleways weaving through its charming villages and farmland. Towns and villages like Louth, Market Rasen, and Alford offer a blend of rural charm and modern convenience, with a strong sense of community, and an array of amenities, including shops, cafés, and pubs. The region is known for its excellent primary and secondary schools, making it particularly attractive for families.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	60 D	
39-54	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: ///staked.skirt.performed

Directions

From the centre of Marshchapel travel south on Sea Dyke Way A1031 to the southern edge of the village. The long driveway to the bungalow is the last on the right before the fields, leading down the side of houses and to the bungalow away from the road.

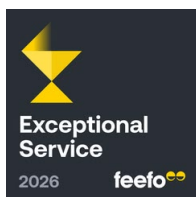
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