



CHOICE PROPERTIES

Estate Agents

Southolme Sea Dyke Way,
Marshchapel, DN36 5SX

Reduced To £318,500



Choice Properties are delighted to bring to market this generously sized three bedroom detached bungalow situated in an elevated position on Sea Dyke Way, located in the sought after countryside village of Marshchapel. The residence benefits from large windows and spacious rooms which create a bright and airy interior which features three double bedrooms, a living room, a kitchen, a sunroom, a utility room, and a family bathroom. To the exterior, the property boasts uninterrupted countryside views, a fully enclosed garden, a gravelled driveway with space for several vehicles, and a detached brick built garage. Available with no onward chain, early viewing is highly advised.

With the additional benefit of oil fired central heating and uPVC double glazing, the generously proportioned internal living accommodation comprises:-

Hallway

3'11 x 23'8

With uPVC front entrance door. Access to loft via loft hatch. Fitted storage cupboard housing the consumer unit. Radiator. Power points.

Living Room

11'10 x 16'2

Capacious living room with large walk in bay uPVC window to front aspect. Open fireplace with tiled hearth and surround. Radiator. Power points. Tv aerial point.

Kitchen

19'8 x 7'10

Fitted with a range of wall and base units with work surfaces over. Single bowl stainless steel sink with mixer tap and drainer. Four ring electric hob with pull out extractor hood over. Beamed ceilings. Space for breakfast table. Radiator. Integral dishwasher. Space for fridge freezer. Power points. Large window providing far reaching views. Internal door leading to sun room.

Sunroom

16'5 x 10'8

Spacious sun room with windows to to all aspects. Double opening French uPVC doors leading to rear garden. Power points. Pitched ceiling. Internal door leading to utility room.

Utility Room

10'9 x 6'10

Fitted with a range of wall and base units with work surfaces over. Plumbing for washing machine. Space for dryer. Large dual aspect uPVC windows. uPVC external door leading to garden. Power points.

Bedroom 1

11'6 x 14'9

Double bedroom with walk in bay uPVC window to front aspect. Plethora of fitted wardrobe space. Radiator. Power points.

Bedroom 2

11'10 x 10'0

Double bedroom with large uPVC window to side aspect. Radiator. Power points.

Bedroom 3

11'10 x 10'3

Double bedroom benefitting from fitted wardrobes and large uPVC windows to side aspect. Closed fireplace with quartz hearth. Radiator. Power points.

Bathroom

8'5 x 10'10

Fitted with a three piece suite comprised of a panelled 'P' bath with mixer tap and fully tiled shower over, a pedestal wash hand basin with single taps and tiled splashback, and a push flush wc. Radiator. Frosted uPVC window to side aspect.

Garage

10'0 x 19'1

Fitted with an up and over garage door. Pedestrian access door to side. Vaulted ceiling providing storage. Dual aspect windows.

Gardens

The property benefits from a fully enclosed garden with a mixture of hedges and fencing to the perimeter. The rear garden is raised immediately behind the property and then features a slow incline down to the garden's boundary. This raised section provides an excellent viewpoint providing uninterrupted views overlooking nearby fields. The garden is predominantly laid to lawn but includes various paved and gravelled area providing perfect places for outdoor seating or entertaining guests. The garden further benefits from being lined with an array of plants, shrubs, and trees which add a plethora of life and colour to the garden space. The garden also features an outdoor storage shed, the oil fired boiler and oil tank, and outdoor water, power, and lighting.

Driveway

Gravelled driveway providing off the road parking space for several vehicles.

Tenure

Freehold.

Council Tax Band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No
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 .

Opening Hours

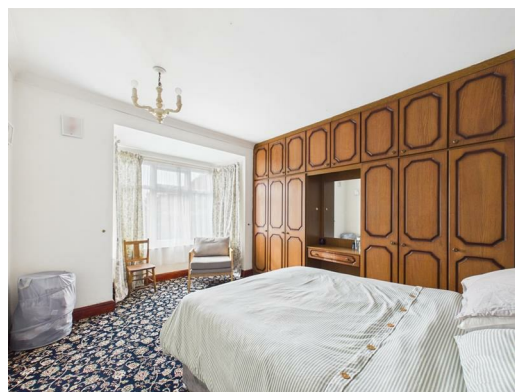
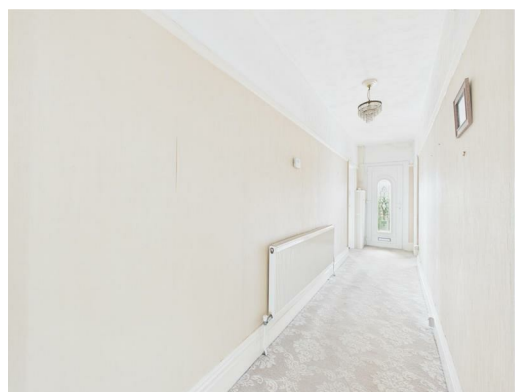
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

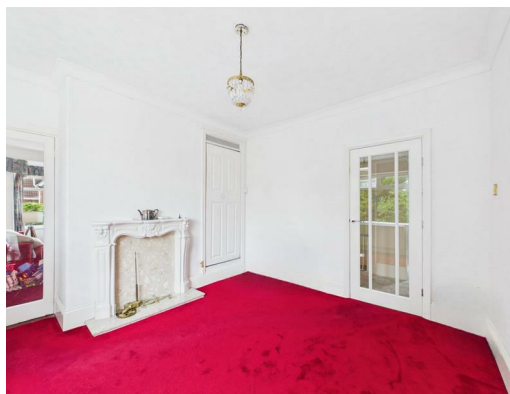
Making An Offer

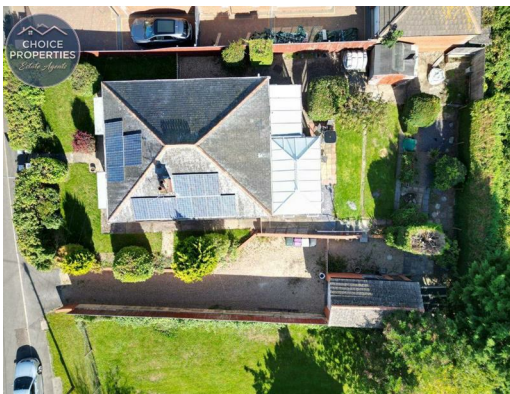
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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. All measurements have been taken as a guide to prospective buyers only, and are approximate. 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.









Floor 0 Building 1



Floor 0 Building 2

Approximate total area^m
1422 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.

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Directions

Exit Louth via Brackenborough Road, continue for 3.5 miles then turn left onto Yarburgh Road. Continue for 500m then turn right onto King Street. Continue on this road for 3 miles then turn left at the crossroads onto Main Road. Continue on this road for 3 miles into the village of Marshchapel and you will find the property on the right hand side 200m beyond the The White Horse Inn.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		91	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

