



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

**M A S O N S**

EST. 1850

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

An extensively renovated and modernised spacious three-bedroom bungalow, having undergone a complete transformation by the current vendors to an exceptionally high standard. The property sits on a very generous end plot with extensive front and rear gardens and is well positioned in the centre of this popular village, close to amenities.

Internally, the property benefits from all new fixtures and fittings to include kitchen with fitted appliances, utility room, spacious hallway, large lounge diner at the front, three bedrooms, one with en suite and further family bathroom with attached single garage to side. Ample off-street driveway parking with beautifully maintained gardens. This is surely an excellent opportunity not to be missed.



## Directions

From Louth take the A16 road north, proceed past the village of Fotherby, through the village of Utterby and then take the right turn at the staggered cross roads. Follow the road to the Covenham reservoir and at the next staggered crossroads, carry straight on towards the coast. After the sharp S-bend take the next left turn and follow the lane to Marshchapel. Upon entering the village, pass the church and you will arrive at a T-junction. Turn left and after a short distance just past the primary school, the bungalow will be found on the right side off the access road.

## The Property

Believed to date back to the late 1980s and built by a highly regarded local builder, the property stands well within its large plot, having brick-faced cavity walls with pitched timber roof construction covered in clay pantiles. The property benefits from fully double-glazed uPVC doors and windows and has undergone extensive renovations to include complete landscaping of gardens, complete redecoration, new floorings, new bathrooms, newly fitted



kitchen and utility, new central heating system, newly fitted internal doors and a modern electric water heating system by Sunamp Thermino. Heating is by wi-fi controlled electric heaters to all rooms. The property offers turn-key ready to move into accommodation with the kitchen having all new integrated appliances included.

#### Accommodation

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

#### Entrance Hall

Accessed via the front door, being part-glazed uPVC with frosted glass window, into the spacious L-shaped hall with initially decorative tiled floor leading into the herringbone-effect vinyl cushion flooring with six-panel doors into principal rooms. Loft hatch to roof space which is boarded for storage. Spotlights to ceiling and neutral decoration throughout. Door into the laundry cupboard, fitted with shelving and housing the Sunamp Thermino electric instant hot water heating system.





### Lounge Diner

A superbly sized reception room with large bay window to front, further side window, freshly decorated and carpeted, providing ample space for sofas and further recessed space to side, ideal for dining table.

### Kitchen

Having a brand new fitted kitchen with a good range of base and wall units finished with solid timber, duck egg blue Shaker style doors with brass handles. Washed oak-effect laminated work surfaces with matching upstands. Range of cupboards and deep pan drawers with soft-close hinges and one and a half bowl resin sink with brass mono mixer tap. Superb range of built-in brand new appliances including Beko slimline dishwasher, Beko 70/30 split fridge/freezer, Beko single built-in electric oven with Cook and Lewis four ring induction hob and extractor fan above. Window overlooking rear garden, spotlights to ceiling and herringbone-effect vinyl cushion flooring. Door through to:





### Utility Room

With further range of matching base and wall units, washed oak-effect laminated work surface with matching upstand, space and plumbing provided for washing machine, herringbone-effect vinyl cushion flooring and part-glazed uPVC door leading into the rear garden with window to side.

### Master Bedroom

Positioned at the rear with window overlooking the garden. A generous double in size having two sets of built-in wardrobes with shelving and rails, freshly decorated and carpeted flooring. Door through to:



### En Suite Shower Room

Having shower cubicle to side with new Mira Sport electric shower unit with pivoting glass door, attractive white tiling to walls and half-height to remainder. Low-level WC, corner wash basin and frosted glass window. Fitted glass shelf and herringbone wood-effect vinyl cushion flooring. White electrically heated towel rail.

### Bedroom 2

A further double bedroom with window to side, neutral decoration and new carpeting to floor.

### Bedroom 3

With window to front, neutral decoration and new carpet to floor.

### Bathroom

A superb new Heritage style suite with half height panelling to walls and comprising wash hand basin, panelled bath, low-level WC, fitted glass shelf, electrically heated white towel rail, frosted glass window to rear and herringbone-effect vinyl cushion flooring.

### Attached Garage

With up and over door, window to side and lights and electric provided. Electricity consumer unit and meter fitted to side wall.

### Front Garden

Extensive front garden with the property set well back from the road having large tarmacked drive providing parking for multiple vehicles, the remainder laid to







gravel and low-maintenance bark, which could be utilised for further parking, such as caravan, motorhome, etc. Leylandii bushes across the front boundary. Good range of mature trees and bushes with attractive rose bushes across the front of the bay window. The extensive front garden to the left side of the property lends itself to further development of detached garage, outbuilding or extensions (subject to planning). Fenced to side boundaries with paved pathway leading to front door with outside lighting. Paving continuing around the side of the property leading to:

#### Rear Garden

A surprisingly large rear garden having fencing to all boundaries and raising slightly towards the rear, laid to lawn with barked borders, mature trees and providing ample space for the purchaser to install a summer house or greenhouse, etc. Paving continuing around the perimeter of the property



providing ideal al fresco dining and barbecue area in a very private space. Outside tap and lighting with external lighting continuing around the perimeter of the property.

#### Location

Marshchapel is one of the larger country villages in the coastal area of Lincolnshire and has a post office/store, a service station and a public houses, The White Horse. There is also a primary school and church in a mature setting along Church Lane.

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 with a more traditional range of individual shops, three markets a week and typical market town facilities. 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.





### Viewing

Strictly by prior appointment through the selling agent.

### General Information

The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains electricity, water and drainage with electric central heating but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band C.

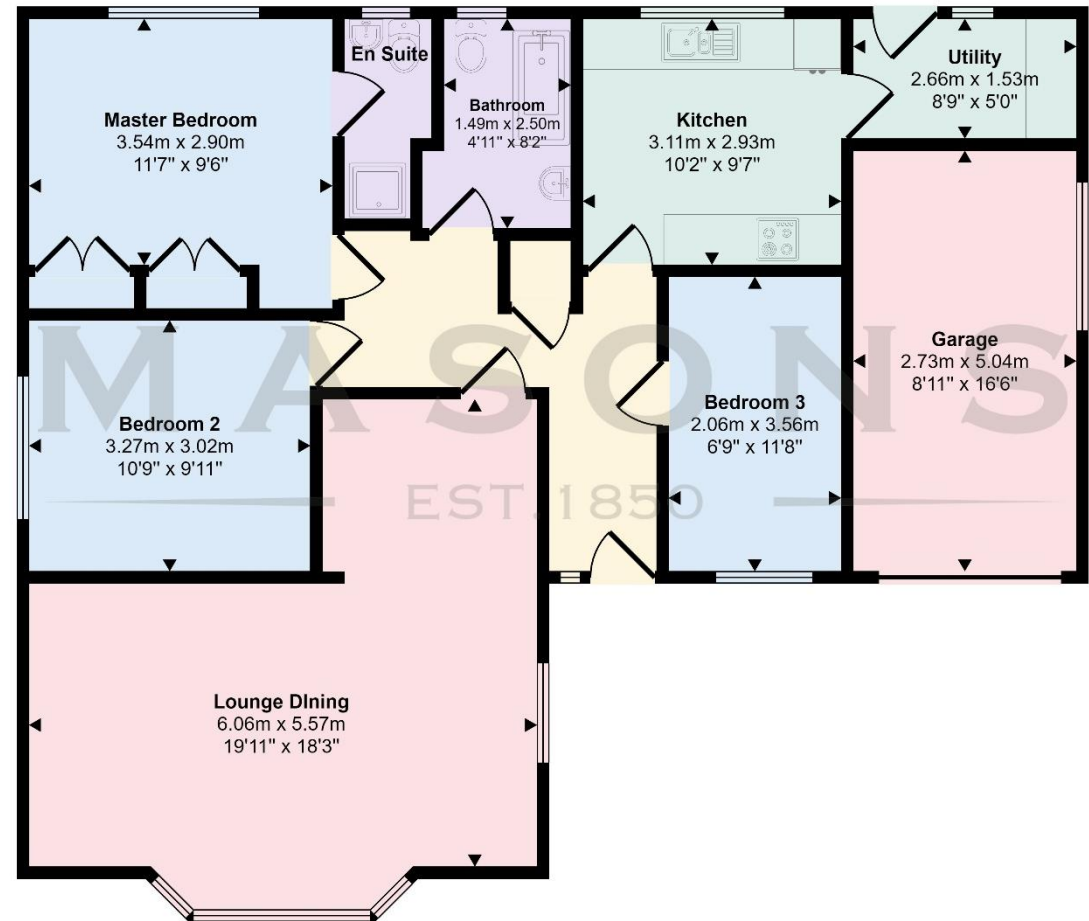




# Floor Plans and EPC Graph

NB A PDF of the full Energy Performance Certificate can be emailed on request (pending)

Approx Gross Internal Area  
106 sq m / 1145 sq ft



Floorplan

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 the real items. Made with Made Snappy 360.

Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

Important Notice

Messrs, Masons Chartered Surveyors for themselves and for vendors or lessees of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) No person in the employment of Messrs Masons, Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property;
- (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.