

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### LAURALLI SEA DYKE WAY, MARSHCHAPEL GRIMSBY

**PURCHASE PRICE £259,950 FREEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

C

#### PURCHASE PRICE

£259,950

#### TENURE

We understand the property to be Freehold, and this is to be confirmed by the solicitors



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## LAURALLI SEA DYKE WAY, MARSHCHAPEL GRIMSBY

Nestled in the charming village of Marshchapel, Grimsby, this spacious and well-presented detached bungalow on Sea Dyke Way with NO ONWARD CHAIN offers a delightful blend of comfort and convenience. With two generous reception rooms, this property is perfect for both relaxation and entertaining. The entrance hall welcomes you into a bright and airy lounge, a fitted kitchen that is both functional and inviting. A utility room adds to the practicality of the home, while a lovely conservatory provides a serene space to enjoy the surrounding gardens.

The bungalow boasts two double bedrooms, ensuring ample space for family or guests, complemented by a well-appointed bathroom. The established gardens surrounding the property create a tranquil outdoor retreat, perfect for enjoying the fresh air. For those with vehicles, the property offers impressive off-road parking for up to seven vehicles, along with a detached garage for additional storage or workshop space.

This home is equipped with modern conveniences, including U.PVC double glazing, oil-fired heating, and solar panels, making it both energy-efficient and comfortable throughout the year. Located close to local amenities and a school, this bungalow is ideal for families or anyone seeking a peaceful village lifestyle with easy access to essential services. This property truly represents a wonderful opportunity to enjoy a relaxed and fulfilling way of life in a picturesque setting.

### ENTRANCE HALL

Through a u.PVC double glazed door into the hall where doors to all rooms lead off, a central heating radiator, a light and loft access to the ceiling. There is an airing cupboard housing the immersion tank.

### NAME





## LAURALLI SEA DYKE WAY, MARSHCHAPEL GRIMSBY

### LOUNGE

16'7 x 12'0 (5.05m x 3.66m)

The lounge is to the front of the property with a two u.PVC double glazed windows, a multi-fuel burner set on a tiled hearth with a wooden mantle. Two central heating radiators, a light and coving to the ceiling.



### LOUNGE



## LAURALLI SEA DYKE WAY, MARSHCHAPEL GRIMSBY

### KITCHEN

12'0 x 11'10 (3.66m x 3.61m)

The kitchen with a range of Beech wall and base units, contrasting work surfaces incorporating a stainless steel sink unit with a chrome mixer tap. An integrated fridge/freezer, space for a cooker and a stainless steel extractor fan. A u.PVC double glazed window and door, a central heating radiator, a tiled floor, a light and coving to the ceiling.



### KITCHEN





## LAURALLI SEA DYKE WAY, MARSHCHAPEL GRIMSBY

### UTILITY ROOM

9'9 x 7'9 (2.97m x 2.36m)

With a Beech wall unit, space for a tumble dryer, plumbing for a washing machine and dishwasher. A u.PVC double glazed window and door, a central heating radiator, a tiled floor, a light and coving to the ceiling. There is a storage cupboard housing the central heating boiler.



### CONSERVATORY

9'10 x 15'10 (3.00m x 4.83m)

The conservatory with u.PVC double glazed windows to three side and u.PVC double glazed French doors into the garden. Two central heating radiators and laminate to the floor.



## LAURALLI SEA DYKE WAY, MARSHCHAPEL GRIMSBY

### **BATHROOM**

9'0 x 7'8 (2.74m x 2.34m)

The bathroom comprising of a panelled bath, a pedestal wash hand basin, a shower enclosure and a toilet, all with chrome fittings. Two u.PVC double glazed windows, a central heating radiator, fully tiled walls, vinyl to the floor, a light and coving to the ceiling.



### **BATHROOM**





### **BEDROOM 1**

11'9 x 12'4 (3.58m x 3.76m)

This double bedroom is to the front of the property with a u.PVC double glazed window, a range of fitted wardrobes, chest of drawers and bedside tables. A central heating radiator, a light and coving to the ceiling.



### **BEDROOM 2**

11'9 x 11'11 (3.58m x 3.63m)

Another double bedroom with a u.PVC double glazed window, a fitted wardrobe with sliding doors, a dressing table and chest of drawers. A central heating radiator, a light and coving to the ceiling.





## **BEDROOM 2**



## **GARAGE**

The detached brick garage with an up and over door, there is light and power within.

## **OUTSIDE**

The front garden has a walled and fenced boundary with double gates and is mainly laid to lawn with established plants, trees and shrubs. There is a concrete drive leading to the garage providing ample off-road parking.

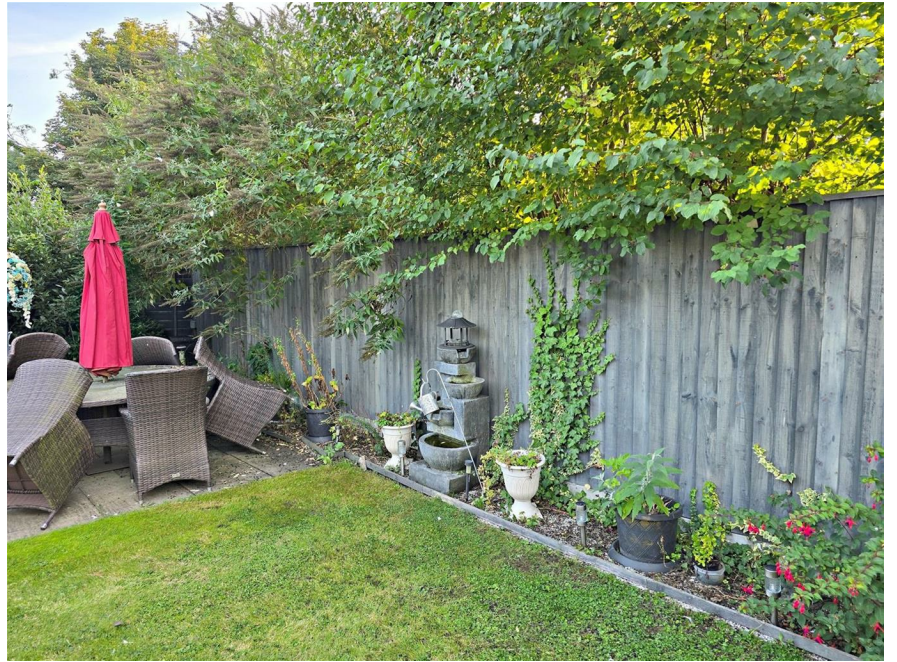
The rear garden has a fenced boundary and is laid to lawn with established borders, a decked patio area, a paved patio area and a hot tub area with a pagoda above. There is a timber summer house that is fitted out as a bar and currently being used as that.



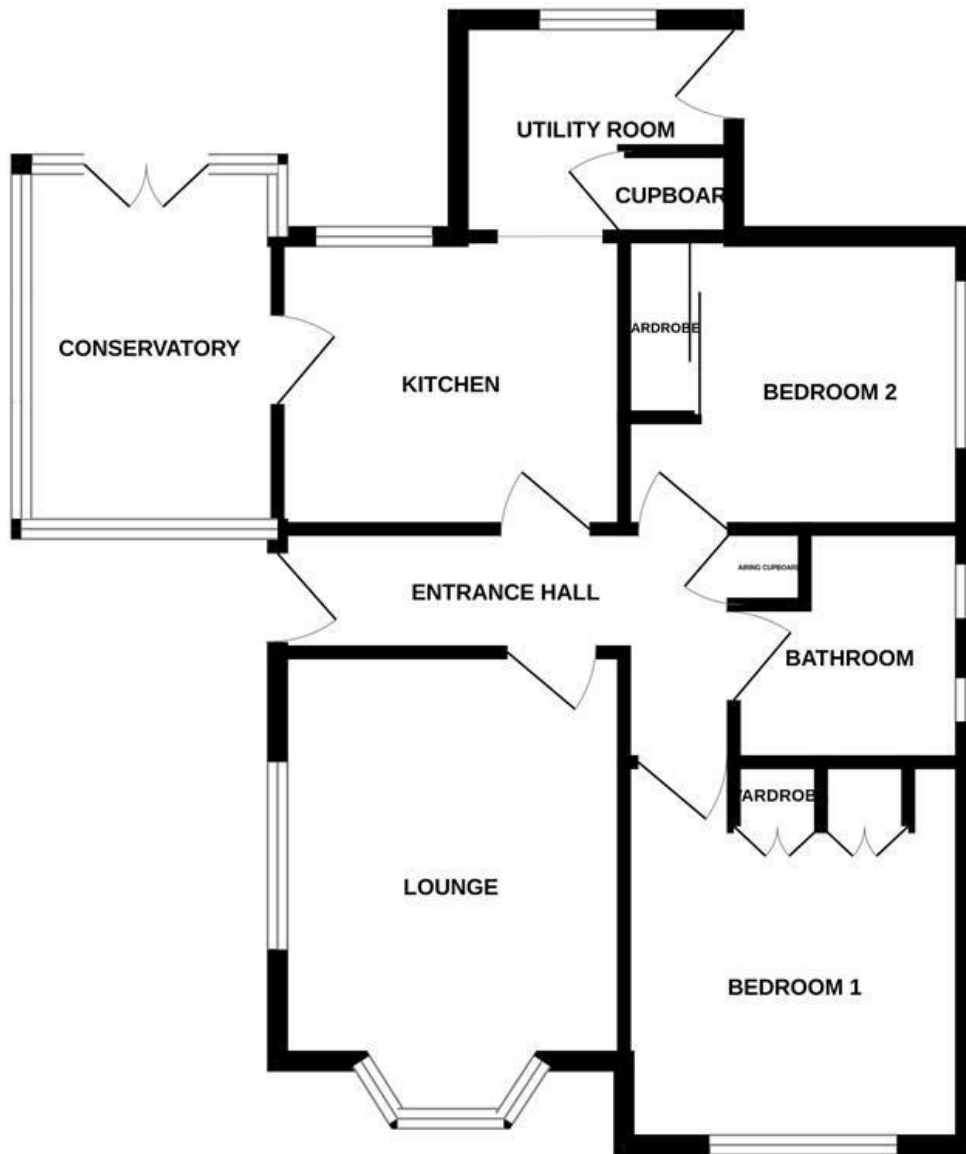


**LAURALLI SEA DYKE WAY, MARSHCHAPEL GRIMSBY**

**OUTSIDE**




## GROUND FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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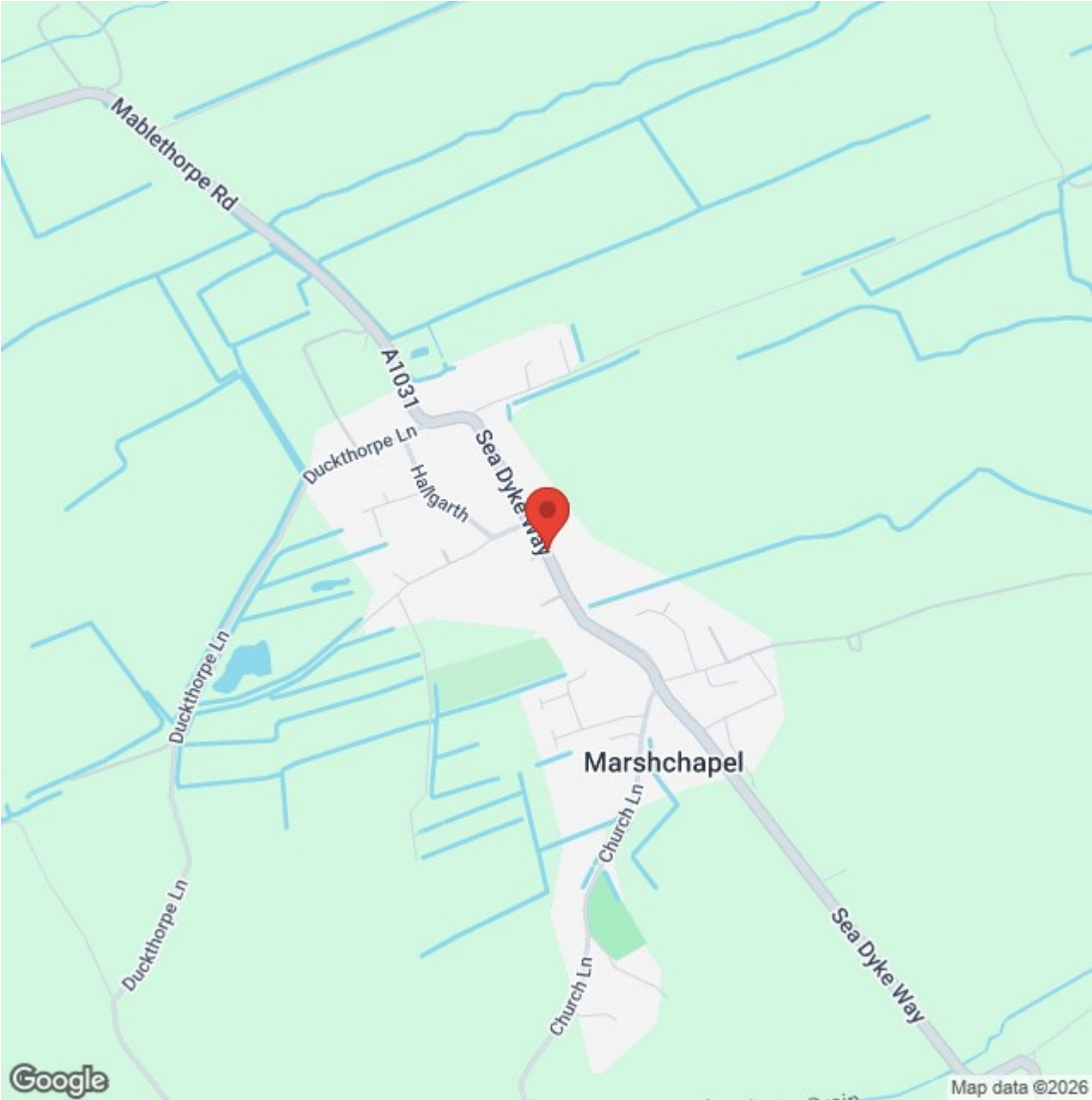


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC 	



## **ADDITIONAL NOTES**

### **FREE VALUATIONS:**

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

### **B.M.H. PROPERTY MANAGEMENT.**

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Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

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#### **WE CAN OFFER INDEPENDENT MORTGAGE ADVICE**

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Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or [james@jdwassociates.co.uk](mailto:james@jdwassociates.co.uk).

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*They normally charge a fee of £495 payable on production of offer.*

*(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)*

**STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

**\* ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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