

BETTLES, MILES & HOLLAND

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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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PROTECTED



PROTECTED

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



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 sat on a tiled hearth with a wooden mantle. Two central heating radiators, a light and coving to the ceiling.



LOUNGE



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



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



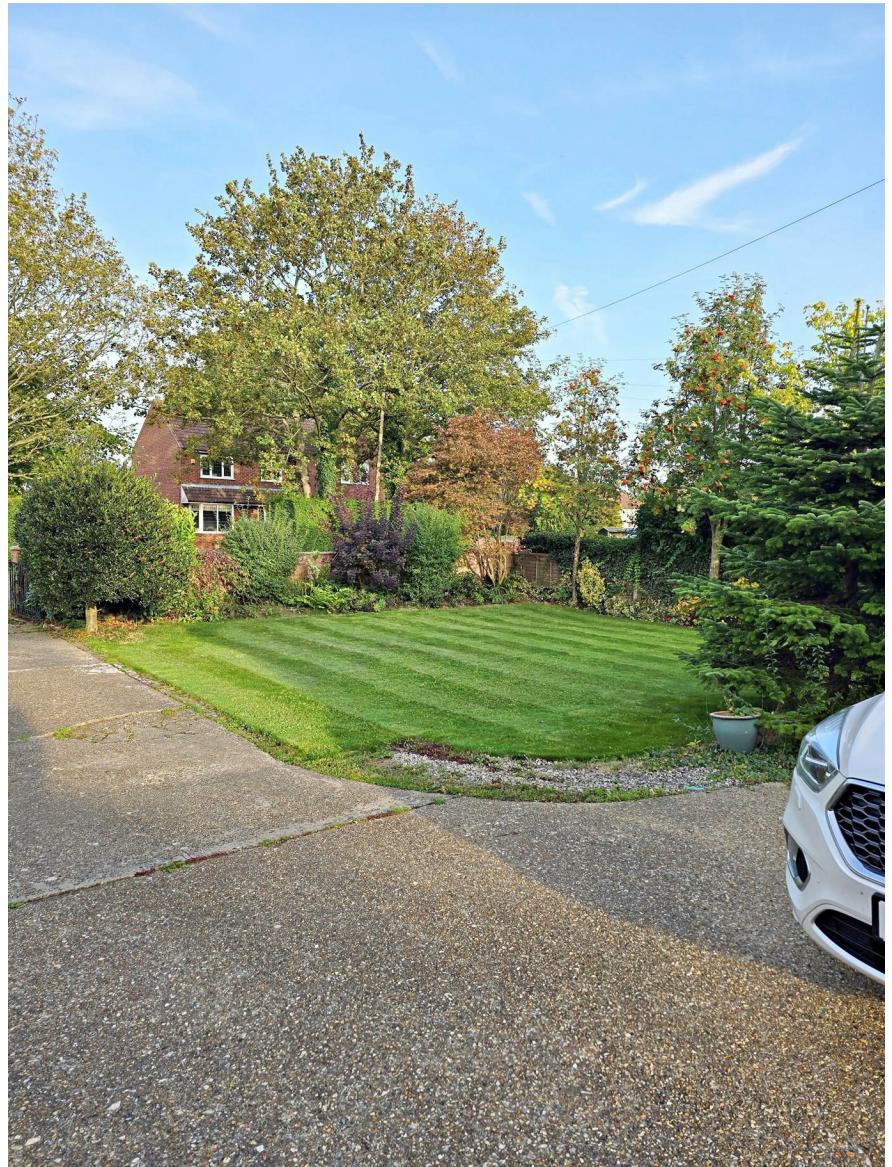
GARAGE

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

OUTSIDE

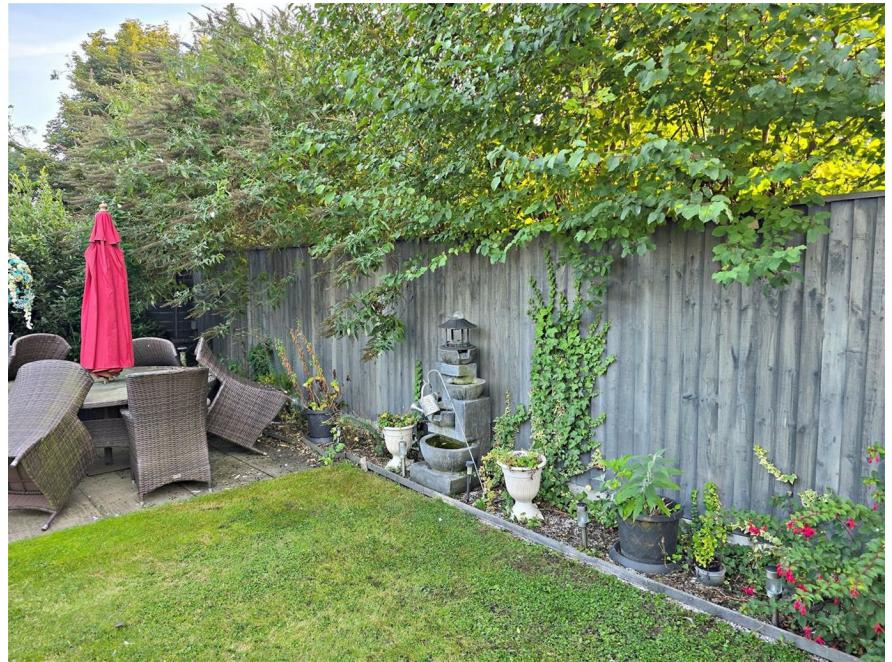
The front garden has a walled and fenced boundary with double gates and is mainly laid to lawn with established plants, trees and shrubs. There is a concrete drive leading to the garage providing ample off-road parking.

The rear garden has a fenced boundary and is laid to lawn with established boarders, 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 neing used as that.

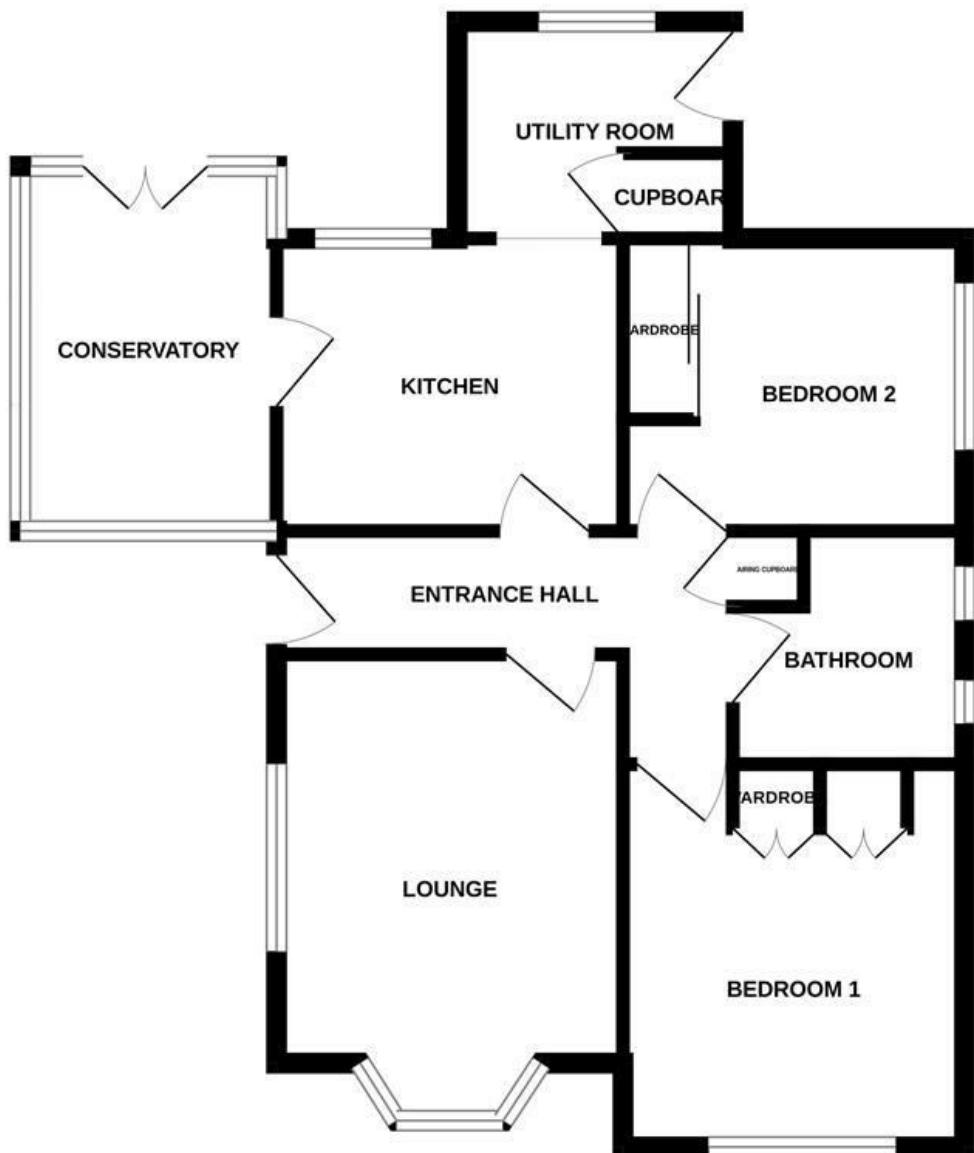


LAURALLI SEA DYKE WAY, MARSHCHAPEL GRIMSBY

OUTSIDE

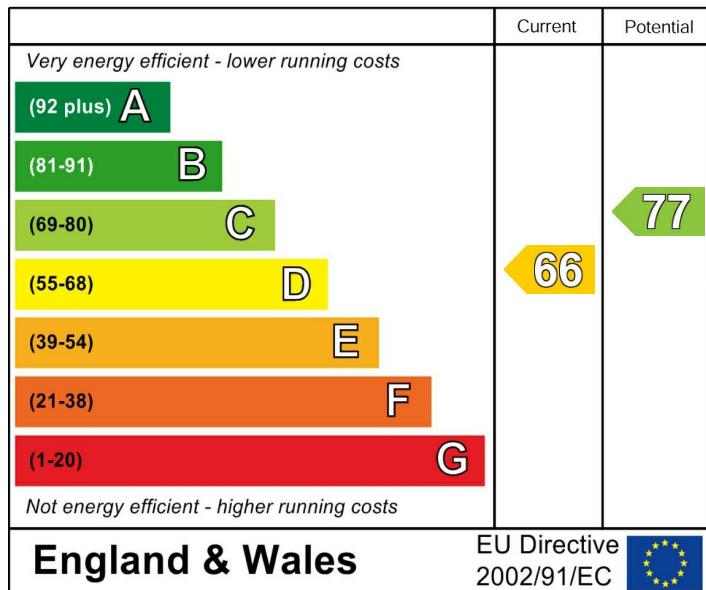


GROUND FLOOR

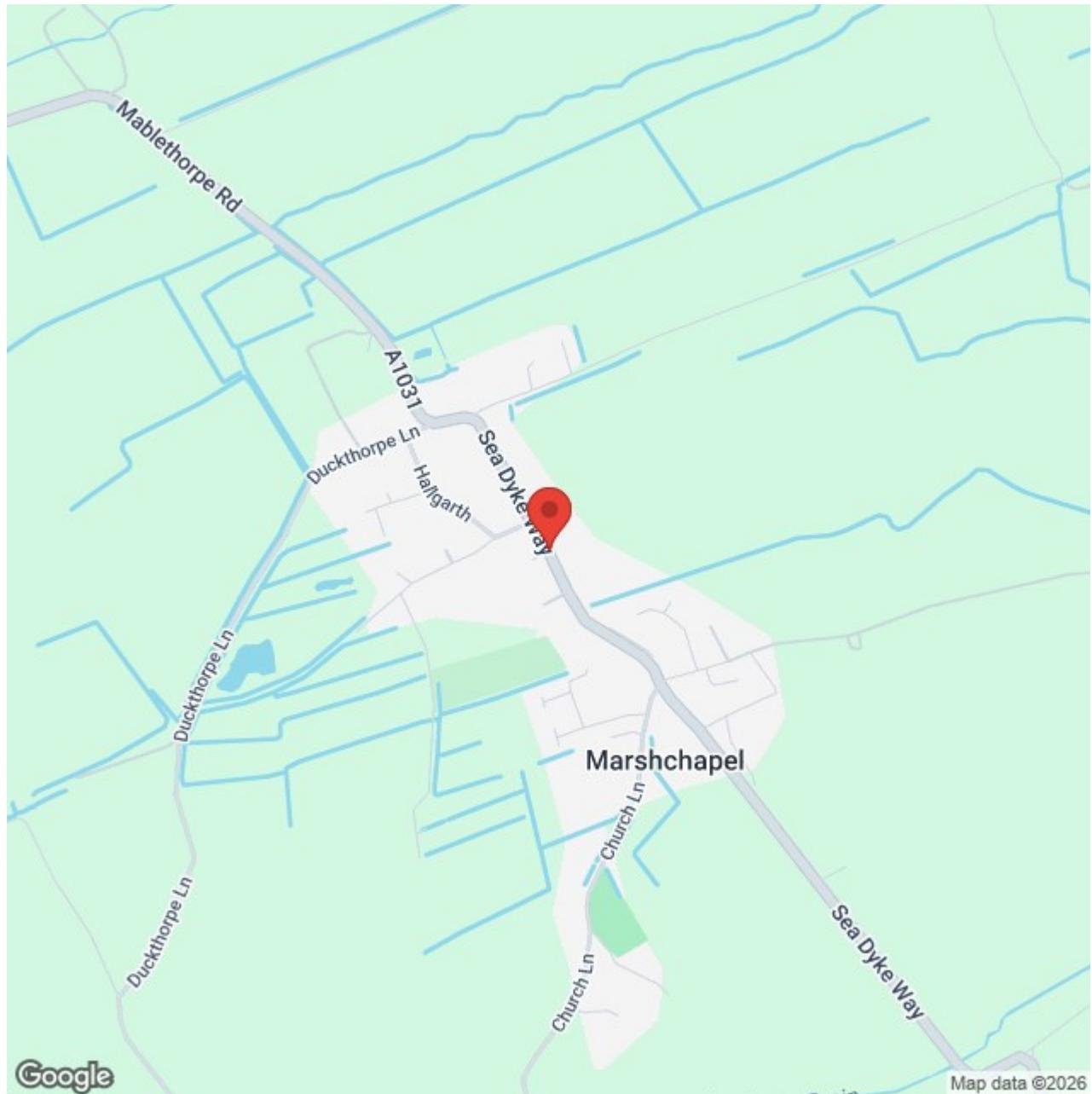
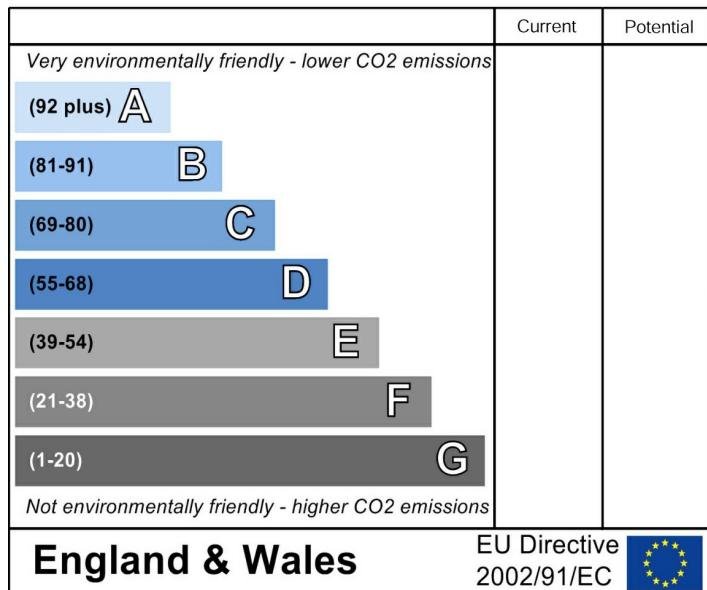


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



Environmental Impact (CO₂) Rating



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