

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### RUSTIC DENE SEA DYKE WAY, MARSHCHAPEL GRIMSBY

**PURCHASE PRICE £315,000 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

B

#### PURCHASE PRICE

£315,000

#### TENURE

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



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## **RUSTIC DENE SEA DYKE WAY, MARSHCHAPEL GRIMSBY**

Nestled in the charming village of Marshchapel, Grimsby, this spacious detached bungalow on Sea Dyke Way presents an excellent opportunity for those seeking a tranquil lifestyle. Offered for sale with no chain, this property boasts a generous layout, perfect for families or those looking to downsize.

Upon entering, you are welcomed by a bright entrance hall that leads to two well-proportioned double bedrooms, providing ample space for relaxation. The inviting lounge and separate dining room offer versatile living areas, ideal for entertaining guests or enjoying quiet evenings at home. The kitchen, complete with a walk-in pantry, is functional and ready for your personal touch, while the utility room and WC add to the convenience of daily living.

One of the standout features of this bungalow is the exceptionally large rear garden, a true piece de resistance. This outdoor space includes a large patio area, perfect for al fresco dining, a summer house for leisurely afternoons, and a garage and shed for additional storage. With parking available for up to seven vehicles, this property is perfect for those with multiple cars or who enjoy hosting visitors.

The bungalow is double glazed and benefits from oil-fired heating, ensuring comfort throughout the seasons. While the property is in need of some updating, it offers a fantastic canvas for you to create your dream home.

This delightful bungalow in a peaceful village setting is not to be missed. Arrange a viewing today to fully appreciate the potential this property has to offer.

### **ENTRANCE HALL**

Through a u.PVC double glazed door into the hall with a central heating radiator, two lights, coving and loft access to the ceiling.



## RUSTIC DENE SEA DYKE WAY, MARSHCHAPEL GRIMSBY

### **BEDROOM 1**

11'7 x 11'7 (3.53m x 3.53m)

This double bedroom to the front of the bungalow with a u.PVC double glazed window, a range of fitted wardrobes, dressing table and chest of drawers. There is a central heating radiator, laminate to the floor, a light and coving to the ceiling



### **BEDROOM 1**



## RUSTIC DENE SEA DYKE WAY, MARSHCHAPEL GRIMSBY

### **BEDROOM 2**

9'1 to wardrobes x 11'7 (2.77m to wardrobes x 3.53m)

Another double bedroom to the front of the bungalow with a u.PVC double glazed window, fitted wardrobes with sliding mirrored doors. A central heating radiator, a light and coving to the ceiling.



### **BEDROOM 2**



## RUSTIC DENE SEA DYKE WAY, MARSHCHAPEL GRIMSBY

### LOUNGE

20'8 x 10'7 (6.30m x 3.23m)

The lounge with a u.PVC double glazed window and a u.PVC double glazed door with side panels, a wooden fire surround with a tiled back and hearth and a multi fuel burner. Two lights and coving to the ceiling.



### LOUNGE



## RUSTIC DENE SEA DYKE WAY, MARSHCHAPEL GRIMSBY

### **BATHROOM**

10'6 x 7'9 (3.20m x 2.36m)

The bathroom comprises of a bath with gold effect tap, a pedestal wash hand basin and gold effect taps, a walk-in shower and a toilet. A u.PVC double glazed window, part tiled walls, a tiled floor, a central heating radiator and spotlights to the ceiling.



### **DINING ROOM**

9'11 x 11'7 (3.02m x 3.53m)

With a u.PVC double glazed window, a wooden fire surround with a tiled back and hearth and a multi fuel burner. Built in cupboards either side of the chimney breast, a central heating radiator, a light, coving and ceiling rose to the ceiling.

There is a little extra space from the dining room measuring 6'7 x 5'4 leading to the kitchen.



## RUSTIC DENE SEA DYKE WAY, MARSHCHAPEL GRIMSBY

### DINING ROOM



### KITCHEN

15'2 x 12'2 (4.62m x 3.71m)

With a range of cream units, contrasting work surfaces and up stands, a stainless steel sink unit with a chrome mixer tap. A housed electric double oven and an electric hob. Three u.PVC double glazed windows, a wall mounted central heating boiler, a tiled floor, a light and coving to the ceiling.



## RUSTIC DENE SEA DYKE WAY, MARSHCHAPEL GRIMSBY

### KITCHEN



### PANTRY

6'9 x 4'10 (2.06m x 1.47m)

With two u.PVC double glazed windows, shelving, a tiled floor and a light to the ceiling.



### UTILITY ROOM

15'11 x 4'2 (4.85m x 1.27m)

With a u.PVC double glazed door, wall and base units, contrasting work surfaces incorporating a stainless steel sink unit with chrome taps. There is plumbing for a washing machine, space for a tumble dryer, a central heating radiator, a tiled floor, a light and loft access to the ceiling.

## RUSTIC DENE SEA DYKE WAY, MARSHCHAPEL GRIMSBY

### WC

6'0 x 3'7 (1.83m x 1.09m)

With a white toilet, a pedestal wash basin and chrome taps. A u.PVC double glazed window, part tiled walls, a tiled floor, a light and coving to the ceiling.



### OUTSIDE

The property benefits from an attractive front garden enclosed by a charming walled boundary with well-established borders. It is predominantly laid with decorative stone, offering generous off-road parking.

Double gates lead through to the rear garden—truly a sight to behold. A spacious patio provides the perfect setting for al fresco dining and entertaining, while the expansive garden, filled with mature trees, plants and shrubs, will delight any gardening enthusiast. Complete with a summer house, garage and additional storage sheds, this impressive outdoor space forms a standout focal point of the property.



**RUSTIC DENE SEA DYKE WAY, MARSHCHAPEL GRIMSBY**

**OUTSIDE**



**OUTSIDE**



**RUSTIC DENE SEA DYKE WAY, MARSHCHAPEL GRIMSBY**

**OUTSIDE**



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**OUTSIDE**



**OUTSIDE**



## RUSTIC DENE SEA DYKE WAY, MARSHCHAPEL GRIMSBY

### OUTSIDE



### OUTSIDE



### GARAGE

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

### SUN ROOM

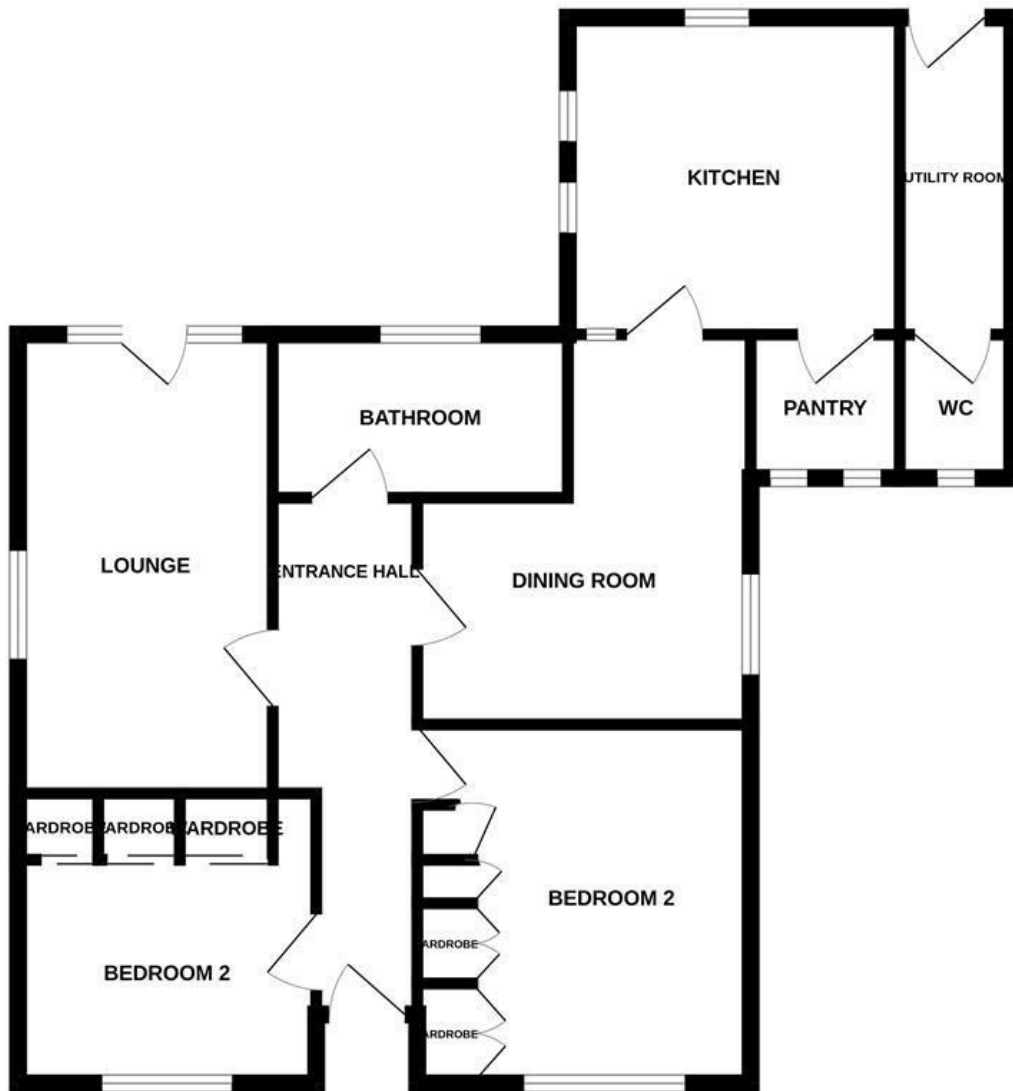
11'7 x 8'7 (3.53m x 2.62m)

With u.PVC double glazed windows and u.PVC double glazed French doors. There is light and power within.

### GOOGLE EARTH VIEW


This outline is an approximate.

# GROUND FLOOR




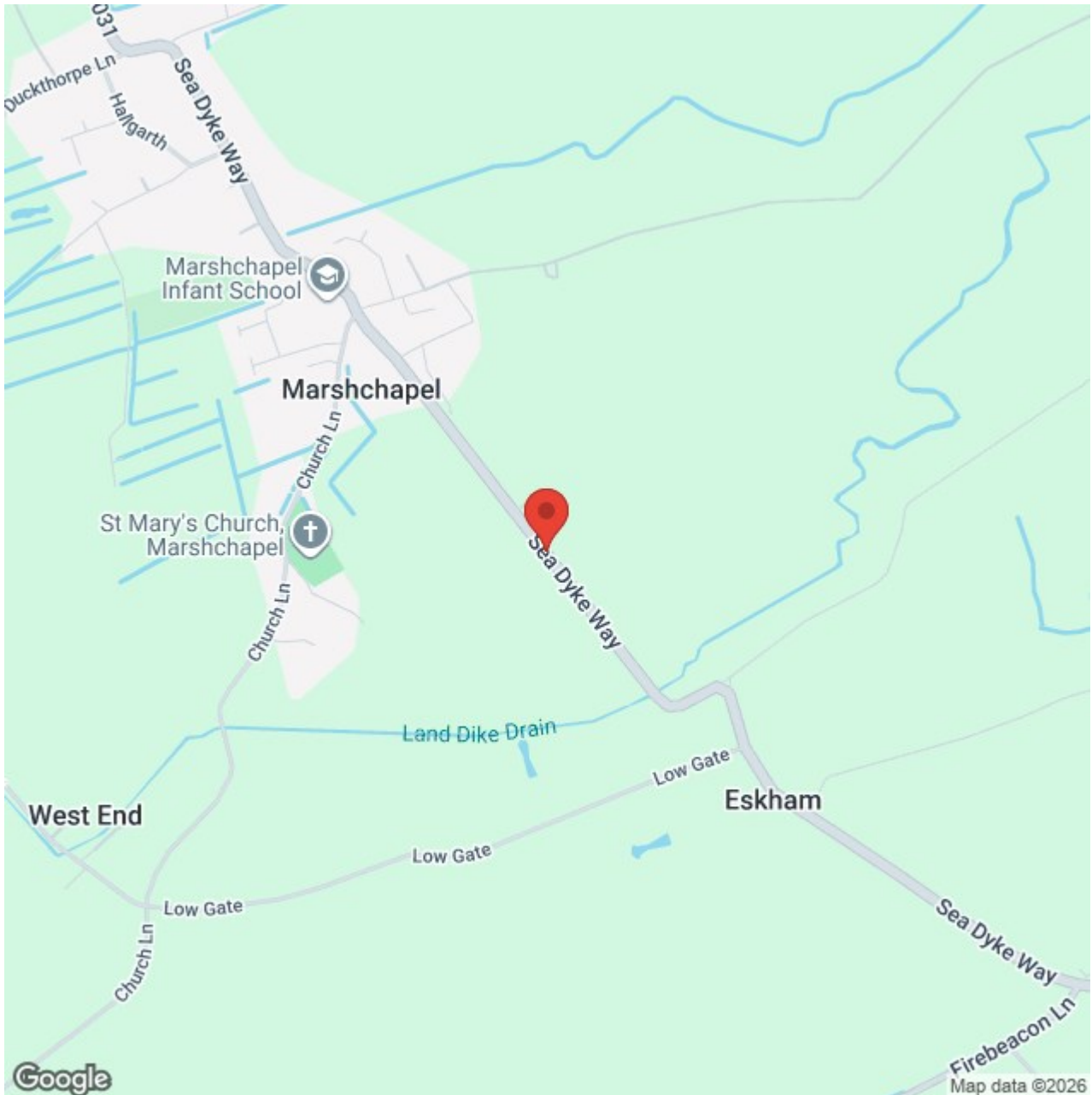
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.**

We offer a letting/management service:-

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.

### **MORTGAGE ADVICE**

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

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

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

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*YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.*

*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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