



# CHOICE PROPERTIES

*Estate Agents*

Shetland House Sea Dyke Way,  
Grimsby, DN36 5SX

Price £575,000



Choice Properties are delighted to bring to market this impressive four bedroom detached house situated on Sea Dyke Way located in the sought after countryside village of Marshchapel. The generously sized and characterful property stands in beautiful grounds of approximately 2.5 acres and internally features spacious rooms and large windows creating a bright and airy living space. This living space includes four double bedrooms (one ensuite), two reception rooms, a kitchen, a family bathroom, a utility room, a downstairs wc, and a pantry. To the exterior, the property boasts a multitude of outbuildings (including a stables and tack room), an extensive 47ft garage, a gravelled driveway for numerous vehicles, and stunning gardens which include a 2 acre (approx) paddock. Early Viewing Is Highly Advised.

Benefitting from solar panels, oil fired central heating, and uPVC double glazing throughout, the generously sized internal living accommodation comprises:-

### **Hallway**

15'8 x 6'11

With uPVC entrance door. Staircase leading to first floor landing. Storage recess under stairs. Internal doors to the majority of ground floor rooms.

### **Living Room**

23'10 x 11'11

Spacious living room with large bow uPVC window to rear aspect. Fireplace with stone hearth and surround. Radiator. Power points. External uPVC door leading to garden. Beamed ceilings. Tv aerial point. Telephone point.

### **Dining Room**

13'2 x 12'2

With space for a large dining room table. Large bow uPVC window to front aspect. uPVC window to side aspect. Radiator. Power points. Beamed ceilings.

### **Kitchen**

10'1 x 12'2

Fitted with a range of wall and base units with work surfaces over. One and a half bowl 'Blanco' ceramic sink with mixer tap and drainer. Four ring 'SMEG' electric hob with extractor hood over. Integral eye level oven. Space for under counter fridge freezer. Space for dishwasher. Large bow uPVC window to front aspect. Power points. Beamed ceilings. Stable style door to utility room.

### **Utility Room**

7'10 x 8'5

Fitted with walls units and work surfaces. Plumbing for washing machine. Space for dryer. Space for fridge freezer. Oil fired boiler. Consumer unit. Console for solar panels. External uPVC door leading to rear garden. Internal door to pantry. Access to loft space via loft hatch.

### **Pantry**

7'10 x 2'11

Benefitting fitted shelving and a brick built wine rack. Frosted window to front aspect.

### **Downstairs WC**

6'0 x 6'11

Fitted with a push flush wc and a pedestal wash hand basin with single taps. Radiator. Fitted storage space. Frosted window to side aspect.

### **Landing**

7'11 x 10'7

Internal doors to all first floor rooms. Access to loft via loft hatch. Built in storage cupboard with fitted shelving.

### **Bedroom 1**

13'3 x 12'2

Spacious double bedroom with large uPVC window to front aspect. Radiator. Power points. Internal door to ensuite shower room.

### **Ensuite Shower Room**

5'4 x 3'9

Fitted with a corner fully tiled shower cubicle and a pedestal wash hand basin with single taps and tiled splashback. Radiator. Extractor.

### **Bedroom 2**

8'11 x 11'9

Double bedroom with a plethora of fitted wardrobe space with sliding doors. Radiator. Power points. Dual aspect uPVC windows.

### **Bedroom 3**

10'0 x 12'0

Double bedroom with airing cupboard housing the hot water tank. Radiator. Power points. uPVC window to front aspect.

### **Bedroom 4**

11'9 x 8'10

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

## **Bathroom**

6'5 x 9'9

Fitted with a four piece suite comprised of a panelled bath with single taps, a electric shower cubicle with fully tiled walls, a low level wc, and a wash hand basin set over vanity unit with countertops either side. Two frosted windows to side aspect. Storage cabinets. Radiator. Electric shaver point. Extractor.

## **Garage**

47'0 x 17'4

Abundantly spacious detached brick built garage fitted with power and lighting and sliding double garage doors.

## **Workers Yard & Stables**

multiple measurements - see floorplan

The property benefits from a workers yard with hard standing. This yard is surround by three stables, a barn, and a tack room and is fitted with power, lighting, and water. Please see the floorplan for individual measurements.

## **Gardens**

The property is situated in grounds of approximately of 2.5 acres so features an abundance of garden space. Found to the very rear is the 2 acre (approx) paddock which has its own access at the rear end. There are various other laid to lawn spaces found to the rear of the residence all with mature plants, trees, and shrubs which add life and colour to the garden space. The property also features an orchard which boasts a variety of different fruit trees including apples and pears. To the front, the property features a well proportioned garden space which allows the home to be set back from the roadside. This garden space is fully enclosed and more mature trees and plants provide privacy allowing the residence to be a peaceful retreat.

## **Driveway**

Extensive gravelled driveway providing off the road parking space for numerous vehicles.

## **Tenure**

Freehold.

## **Council Tax Band**

Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://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 01507 860033.

## **Opening Hours**

Monday to Friday 9.00 a.m to 5.00 p.m.  
Saturday 9.00 a.m. to 3.00 p.m.

## **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 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



Floor 0 Building 4

Approximate total area<sup>(1)</sup>

3442 ft<sup>2</sup>

Reduced headroom

10 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

# 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 2.5 miles into the village of Marshchapel and you will find the property on your left hand side just beyond the The White Horse Inn.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(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 CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

