



Little Hill Sea Dyke Way, Marshchapel, Lincolnshire, DN36 5SX
£645,000

Key Features:

- Substantial Four Bedroom Detached Property
- Impressive 0.6 Acre Plot
- Spacious Main Bedroom with En Suite
- Further En Suite and Family Bathroom
- Two Reception Rooms
- Modern Open Plan Living/Dining Kitchen
- Double Sided Log Burner between Lounge and Kitchen
- Separate Utility/Play Room
- Games Room/Bar and Gym/Swimming Pool
- Ample Parking and Large Garage

A substantial four bedroom detached home set within approximately 0.6 acres, situated in the coastal village of Marshchapel. This exceptional home offers extensive and highly versatile accommodation, ideal for families seeking space, privacy and lifestyle-focused living.

The property features a superb open plan modern living/dining kitchen creating a bright and sociable heart of the home. A striking double-sided log burner provides a stylish focal point shared with the adjacent lounge, enhancing both areas with warmth and character. The ground floor further benefits from a snug, utility/playroom, and an impressive games room - a standout feature of the home ideal for social gatherings, relaxed evenings, or hosting guests, truly reminiscent of your own private village pub.

Upstairs, the property offers a spacious triple aspect main bedroom with an en suite bath/shower room and French doors opening onto a balcony. Three further well-proportioned double bedrooms provide excellent accommodation, complemented by an additional en suite shower room and a family bathroom, ensuring practicality for families and guests alike.

The property is approached via a generous driveway providing ample parking for multiple vehicles, together with a large detached garage/workshop. Set in lovely established grounds, the outdoor space offers a wonderful sense of privacy and flexibility, ideal for entertaining, recreation, or simply enjoying the surroundings. A particular feature is the indoor gym/swimming pool located within the garden. This versatile space has the option to retain the gym or reinstate the swimming pool if desired.

Marshchapel offers the charm of village living, including a well regarded primary school, and conveniently positioned for access to Louth, Grimsby, and Cleethorpes seafront, making this a superb choice for buyers seeking space and versatility, in a peaceful setting. Offered for sale with no forward chain.



ENTRANCE HALL

Accessed via a front entrance porch.
A welcoming central entrance hall, with understairs storage/cloak cupboard.

LOUNGE

19'10" x 12'3" (6.05 x 3.74)

A dual aspect room, with fireplace incorporating a double sided multi fuel stove.

LIVING/DINING KITCHEN

24'8" x 20'2" (7.53 x 6.16)

The hub of the home, featuring a large range of modern units and central island incorporating a dining table. Integrated appliances include a double oven, induction hob with pop-up extractor, larger fridge, freezer and dishwasher. Double sided multi fuel stove shared with the lounge. Triple aspect views including French doors opening to patio area.

SNUG

12'11" x 11'10" (3.94 x 3.62)

Currently used as a cinema/TV room, with a rear aspect window.

UTILITY/PLAY ROOM

20'3" x 9'11" (6.19 x 3.03)

Of dual aspect, with fitted base units, space for laundry appliances, and floor mounted oil-fired boiler.

GAMES ROOM/BAR

20'3" x 15'3" (6.18 x 4.67)

Includes a fitted bar area, and French doors opening to patio area.

CLOAKROOM/WC

5'9" x 3'10" (1.77 x 1.18)

Located off an additional entrance hall. Fitted with a WC and hand basin.

FIRST FLOOR LANDING

With feature front aspect window to half landing area. Loft access via a drop-down ladder, built-in storage cupboard, and additional front window.

BEDROOM 1

20'3" x 20'2" (6.18 x 6.17)

Featuring triple aspect windows and French doors opening onto the balcony.

EN - SUITE

12'7" x 6'9" (3.86 x 2.06)

Fitted with a freestanding bath, shower enclosure, wash stand, WC, and heated towel rail.

BEDROOM 2

12'11" x 11'10" (3.95 x 3.62)

To rear aspect.

BEDROOM 3

12'3" x 9'10" (3.74 x 3.02)

To rear aspect.

EN - SUITE

8'4" x 3'10" (2.55 x 1.18)

Fitted with a shower enclosure, pedestal basin, WC, heated towel rail and illuminated wall mirror.

BEDROOM 4

11'10" x 9'8" (3.63 x 2.97)

With front and rear aspect windows.

FAMILY BATHROOM

9'4" x 3'11" (2.85 x 1.21)

Fitted with a wash basin, WC, bath with shower over, and heated towel rail.

OUTSIDE

The property enjoys a lovely setting with the rear garden overlooking open fields, creating a wonderful sense of space and privacy. The grounds are mainly laid to lawn, complemented by various patio areas providing ideal spaces for outdoor seating and entertaining. A large decking area with gazebo further enhances the garden offering sheltered relaxation space, and outbuildings include a summer house, shed and greenhouse. The property is accessed via electric gates, opening onto ample parking space for multiple vehicles.

GYM

30'1" x 13'10" (9.19 x 4.24)

A versatile garden room, originally a swimming pool which has been boarded over to create a dedicated gym area - with the option to reinstate the swimming pool if desired.

GARAGE

22'1" x 16'11" (6.74 x 5.17)

TENURE

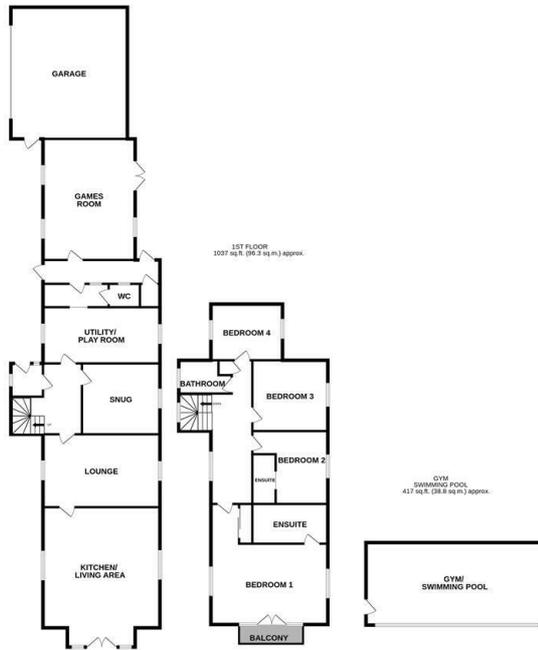
FREEHOLD

COUNCIL TAX BAND

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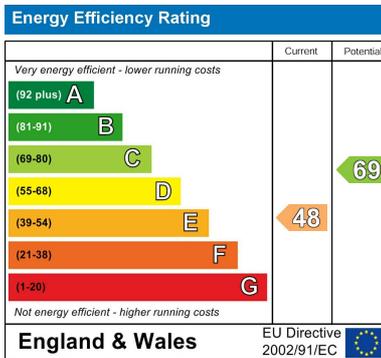


GROUND FLOOR
2036 sq ft. (189.2 sq m.) approx.



TOTAL FLOOR AREA: 3491 sq ft. (324.3 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Made with Metreplan ©2008



Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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