



**9 Littlefield Lane, Marshchapel, DN36 5TJ**  
**£225,000**



### Key Features:

- Detached Three Bedroom Bungalow
- Popular Coastal Village of Marshchapel
- Spacious & Versatile Accommodation
- Modern Kitchen & Bathroom/Wet Room
- Driveway Parking
- Detached Garage
- No Forward Chain

A well-proportioned three bedroom detached bungalow set in a quiet area within the popular village of Marshchapel. Ideally placed for access to the market town of Louth and Cleethorpes seafront, it offers the best of both rural and coastal living.

The accommodation is arranged from a central hallway and includes a bay fronted lounge, a modern fitted kitchen, bathroom/wet room with both a bath and separate shower area, and three good sized bedrooms - with the rear bedroom also suitable as a dining room if preferred.

Outside, there are lawned gardens, and a block paved driveway which leads to a detached brick-built garage. Offered for sale with No Forward Chain.





### ENTRANCE HALL

With access to all rooms, and a built-in storage cupboard.

### LOUNGE

17'1" x 10'10" (5.23 x 3.32)

With a bay window to front aspect, side window, and traditional style open fireplace.

### KITCHEN

14'11" x 11'11" (4.55 x 3.64)

Fitted with a range of white gloss units, and butchers block style worktops incorporating a Belfast sink. Built-in oven, induction hob with extractor over, and space for further appliances. Floor mounted oil-fired central heating boiler. Access to the garden via a rear door.

### BEDROOM 1

11'11" x 10'1" (3.64 x 3.08)

A double bedroom to front aspect.

### BEDROOM 2/ DINING ROOM

10'11" x 9'11" (3.34 x 3.03)

To rear aspect, a versatile room or second double bedroom if required.

### BEDROOM 3

10'1" x 8'11" (3.09 x 2.73)

With a side aspect window.

### BATHROOM/WET ROOM

8'11" x 6'5" (2.74 x 1.96)

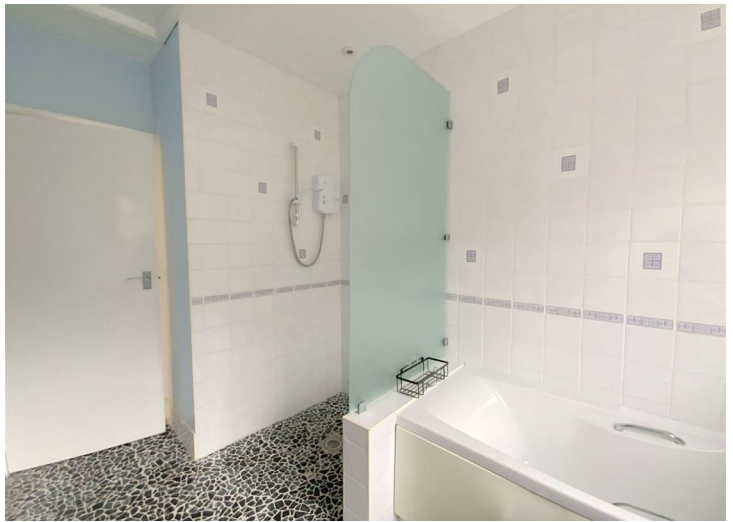
Fitted with an electric shower, panelled bath, pedestal basin and WC. Access to the loft.

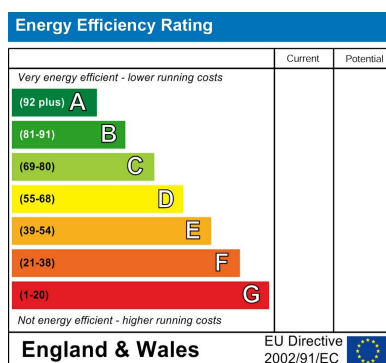
### TENURE

FREEHOLD

### COUNCIL TAX

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## 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

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore

