



The Mount  
Marshchapel DN36 5SX

**M A S O N S**

SALES & LETTINGS



**Enjoying a slightly elevated position this detached 4-bedroom bungalow stands back from the road within a generous size plot with large gardens and a spacious driveway, a parking area for several vehicles and a detached double garage.**

#### Directions

From Louth take the A16 road north, proceed past the village of Fotherby, through the village of Utterby and then take the right turn at the staggered cross roads. Follow the road to the Covenham reservoir and at the next staggered crossroads, carry straight on towards the coast. After the sharp S-bend take the next left turn and follow the lane to Marshchapel. Upon entering the village, pass the church and you will arrive at a T-junction. Turn left and after a very short distance just past the primary school, the bungalow will be found on the left side.



#### The Property

Standing on a large plot of over one third of an acre(sts), this individual detached bungalow was constructed in 1978 and has brick-faced cavity walls beneath a pitched timber roof structure covered in concrete tiles. The original windows were replaced with uPVC double-glazed units in 2007 together with complementary fascias/soffit boards and the property has an oil-fired central heating system. The large picture windows create a light and airy feel to the rooms.

The good size detached double garage has been designed and constructed in brick with a pitched tiled roof to complement the main bungalow and the property benefits from a particularly spacious driveway and parking area suitable for a number of vehicles.

#### Accommodation

(Approximate room dimensions are shown on the floor plans which are indicative of the room layout and not to specific scale). **NB** The carpets, light fittings, curtains and their associated fittings are included in the price.

White uPVC part-glazed (double-glazed) front door with matching side panel to:

#### L-shaped Entrance Hall

With two radiators, door chimes, central heating thermostat and sliding doors to a recessed cloaks cupboard with coat rail and shelving. Trap access with a Ramsay drop-down aluminium ladder to the roof void which has electric lighting and loose-laid boarding for storage.



## Lounge

A light and airy room with a large window on the front elevation and two side windows. Ceramic tiled fireplace and hearth with open grate, two radiators, ceiling light point and three wall light points. Coving to the ceiling.

## Dining and Living Kitchen

A superb size and fitted in the kitchen area with a comprehensive range of modern units, having beech-effect facings and comprising base cupboard units, four-drawer unit, wide pan drawers, integrated faced dishwasher and faced fridge/freezer. Roll edge granite-effect work surfaces with travertine-style tiled splashbacks and a long range of wall cupboard units including two double-glazed china display cabinets and shelf units adjacent. Built-in Prima electric oven with microwave oven above, separate ceramic black glass electric hob and faced cooker hood over. Coved ceiling with fourteen inset ceiling spotlights, two radiators, window to the side and rear elevations and a single drainer stainless steel one and a half bowl sink unit. Two wall light points to the living area. Door to:

## Utility Room

A good size with base units having ivory coloured facings to include cupboards and drawers, roll edge stone-effect work surface with ceramic tile splashback, stainless steel one and a half bowl sink unit, two wall cupboards and ample space with plumbing for washing machine and space for further appliances. Worcester Greenstar Camray 12/18 oil-fired central heating boiler with digital programmer. Wall-mounted electricity consumer unit with MCB's, digital meter, coat hooks to wall plaque and large window on the rear elevation. Part-glazed (double-glazed) door to outside.

## Bedroom 1 (Rear)

A double bedroom with radiator, coved ceiling, large rear window and angled doorway to **En Suite Shower Room** recently re-fitted with a white suite comprising deep shower cubicle with splash-boarded sides and glazed screen door,

together with a thermostatic wall-mounted shower unit with remote control outside the cubicle; vanity wash hand basin and low-level WC set into a birch-effect base vanity unit with







double cupboards and also enclosing the cistern. Ceramic-tiled surround. Tall white combined radiator/towel rail, shaver socket, mirror-fronted corner wall cabinet and coved ceiling with inset spotlights. Window to the rear elevation.

#### **Bedroom 2 (front)**

A further double bedroom with recessed, built-in double wardrobe having clothes rail and shelving. Radiator and large front window overlooking the attractive front garden. Coved ceiling.



#### **Bedroom 3 (Front)**

A good size single or possibly a double bedroom with a recessed wardrobe having sliding doors, clothes rail and shelving. Radiator and large front window.

#### **Bedroom 4 (Front)**

A further good size single or a possible double bedroom, also having a recessed double wardrobe with sliding doors, clothes rail and shelving. Large window on the front elevation.

#### **Bathroom**

A spacious room fitted with a white suite comprising a P-shaped panelled bath with curved glazed screen, thermostatic shower mixer unit with remote control to the side of the bath, ceiling mounted extractor fan, wide vanity unit with inset wash hand basin and low-level WC with enclosed cistern; built-in base cupboards, roll edge surface over with splash-back, single and double wall cupboards and illuminated mirror with glass shelves. Tall white combined radiator and ladder-style towel rail, coved ceiling with inset spotlights and double doors



to airing cupboard containing a large-capacity, foam-lagged hot water cylinder with immersion heater, linen shelves and high-level cupboard over. Shaver socket and window on the rear elevation.

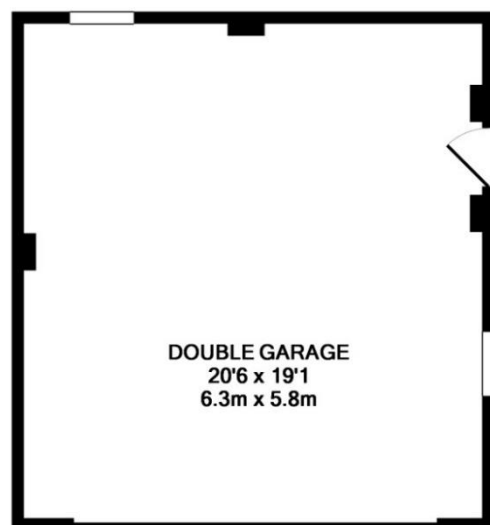
#### **Outside**

The property is approached through an entrance bay with post and rail fencing on each side and timber five-bar double gates which open onto a long and wide gravel driveway shaped to form a turning area and continuing to give access to a large parking area at the side and rear of the bungalow, whilst also giving access to the:

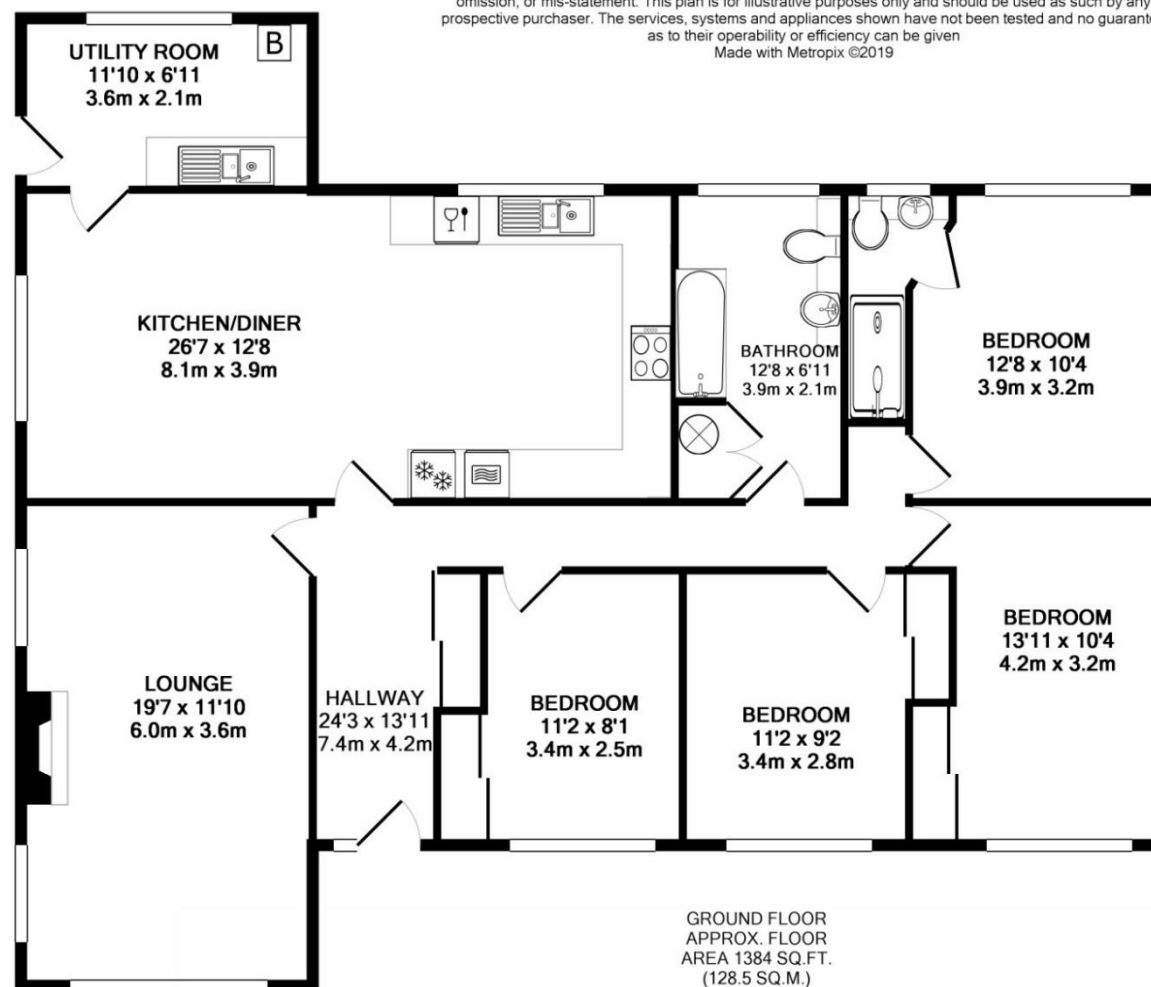
#### **Detached Double Garage**

An excellent size with a remote-controlled, motorized up and over door (Garamatic), double-glazed window to the side and rear elevations, power points, strip light and a side uPVC pedestrian door.

## Floorplan and EPC Graph (NB – A copy of the full Energy Performance Certificate can be emailed as a PDF on request)



DOUBLE GARAGE  
APPROX. FLOOR  
AREA 388 SQ.FT.  
(36.0 SQ.M.)



TOTAL APPROX. FLOOR AREA 1771 SQ.FT. (164.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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>58</b>	<b>69</b>
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	
(02 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>49</b>	<b>60</b>
England & Wales	
EU Directive 2002/91/EC	



The gardens are an excellent size as the bungalow stands on a large plot of more than one third of an acre (sts) and is elevated above the road level with a gentle slope to the driveway. Steps lead through brick retaining walls with pillars onto a wide, paved terrace along the full width of the bungalow with a gravel border. The property stands well back from the road behind a mature, mainly lawned front garden with a conifer hedge to the front boundary, three mature trees and borders for shrubs and bushes. There is a further good size lawned garden to the rear with two mature trees to one side, a composting area in the corner and a brick wall along the rear and partial to the side boundary. Oil storage tank on brick piers, external water tap and outside lights to front and rear.

#### Viewing:

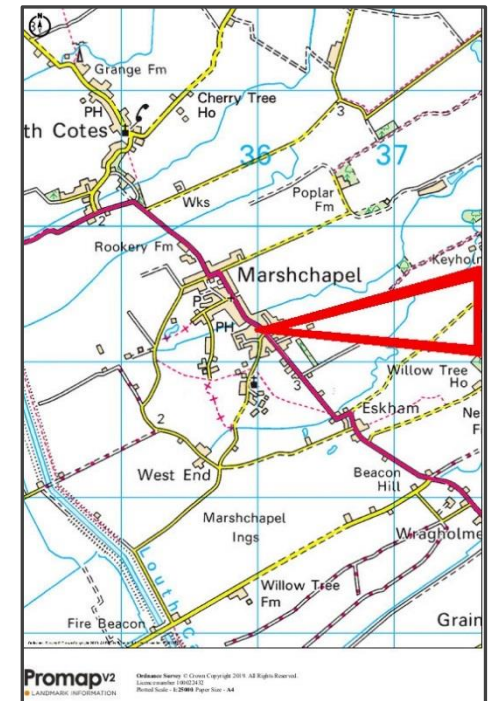
Strictly by prior appointment through the selling agent.

#### Location:

Marshchapel is one of the larger country villages in the coastal area of Lincolnshire and has a post office/store, a service station and a public houses, The White Horse. There is also a primary school and church in a mature setting along Church Lane.

The business centre of Grimsby is about 11 miles away with a popular shopping centre in Freshney Place and the Georgian market town of Louth is equidistant with a more traditional range of individual shops, three markets a week and typical market town facilities. The area has many attractions including a coastline with nature reserves and beaches, scenic country walks, various recreational amenities and school/academies of high repute.

**General Information:** The particulars of this property are intended to give a fair and substantially correct overall description for the guidance of intending purchasers. No responsibility is to be assumed for individual items. No appliances have been tested. Fixtures, fittings, carpets and curtains are excluded unless otherwise stated. Plans/Maps are not to specific scale, are based on information supplied and subject to verification by a solicitor at sale stage. We are advised that the property is connected to mains electricity, water and drainage but no utility searches have been carried out to confirm at this stage. The property is in Council Tax band C.



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#### Important Notice

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