



Tanglewood, 18 Chapel Lane, Toynton All Saints, PE23 5AF



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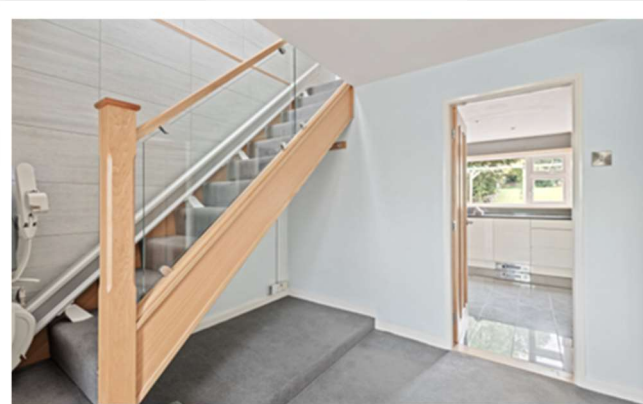
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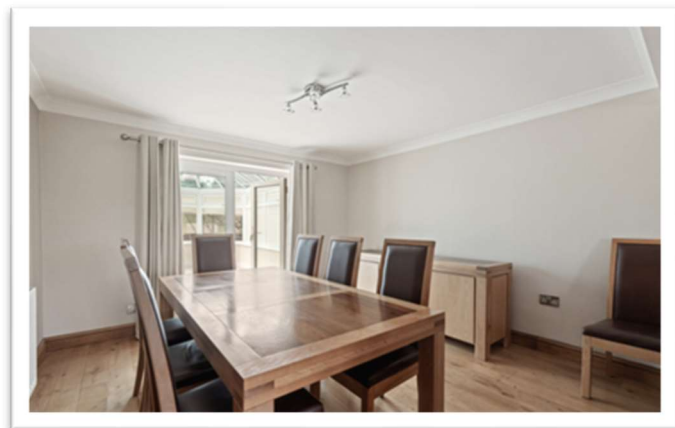
£450,000



## Key Features

- Detached house
- Three bedrooms
- Lounge/diner & sitting room/study
- Fitted kitchen & utility
- Cloakroom & bathroom
- Three double garages
- Enclosed rear garden
- Plot approx. 0.36 acre (STS)
- EPC rating D





A detached house on a plot of approximately 0.36 acre, subject to survey, in a village location with open views to the front & rear.

Having over 1,700 square feet of well presented accommodation comprising: porch, entrance hall, lounge/diner with wood burner, conservatory, modern fitted kitchen, utility, cloakroom and sitting room/study to ground floor. Three bedrooms and bathroom to first floor.

Outside the property has a block paved driveway providing ample off-road parking, three double garages and an enclosed lawned rear garden with large paved patio area. The property benefits from LPG central heating, double glazing and solar panels.



#### ACCOMMODATION

Glazed front entrance door with full height window to side through to the:

#### ENTRANCE PORCH

Having full height window to side and part glazed door with side screen to the:

#### ENTRANCE HALL

Having radiator and oak & glass staircase rising to first floor.

#### LOUNGE/DINER

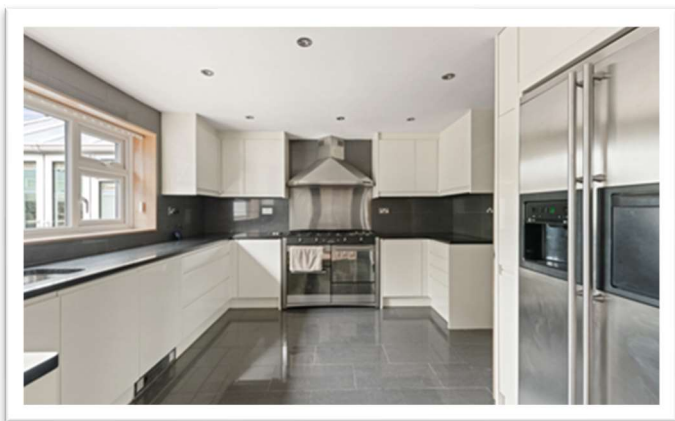
7.73m x 4.57m (25'5" x 15'0")

Having bow window to front elevation, coved ceiling, radiator, solid oak flooring and limestone fireplace with inset wood burner. French doors to the:

#### CONSERVATORY

5.05m x 2.96m (16'7" x 9'8")

Of sealed unit double glazed uPVC frame construction on brick walls with reflective glass roof. Having radiator, tile effect flooring and fitted blinds.



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#### KITCHEN

3.87m x 3.61m (12'8" x 11'10")

Having window to rear elevation, inset ceiling spotlights and tiled floor. Fitted with a range of base & wall units with granite work surface & tiled splashbacks comprising: 1 1/4 bowl undercounter sink with mixer tap inset to work surface, cupboards, drawers & kickboard heater under, cupboards over. Work surface return with range style LPG cooker, cupboards under, cupboards & stainless steel cooker hood over. Further work surface return with drawers under, cupboards over. Further work surface return with cupboard under, cupboard over. Space for american style fridge/freezer with tall slimline units to side & cupboard over.

#### UTILITY

3.00m x 2.55m (9'10" x 8'5")

Having window & glazed door to rear elevation, tiled floor, work surface with space for dishwasher under. Further work surface with space & plumbing for automatic washing machine & tumble dryer under, LPG fired boiler providing for both domestic hot water & heating over.

#### CLOAKROOM

Having window to rear elevation, close coupled WC and hand basin.

#### SITTING ROOM/STUDY

3.87m x 3.19m (12'8" x 10'6")

Having bow window to front elevation, further window to side elevation and radiator.



### FIRST FLOOR LANDING

Having window to front elevation and large walk-in store with double doors.

### BEDROOM ONE

4.69m x 3.03m (15'5" x 9'11")

Having window to front elevation, radiator and built-in wardrobes by Hammonds to one wall.

### BEDROOM TWO

3.33m x 3.15m (10'11" x 10'4")

Having window to rear elevation, radiator and built-in Hammonds wardrobe with sliding doors.

### BEDROOM THREE

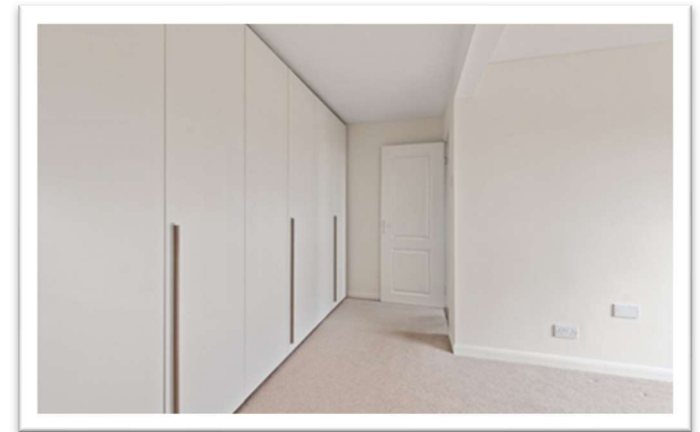
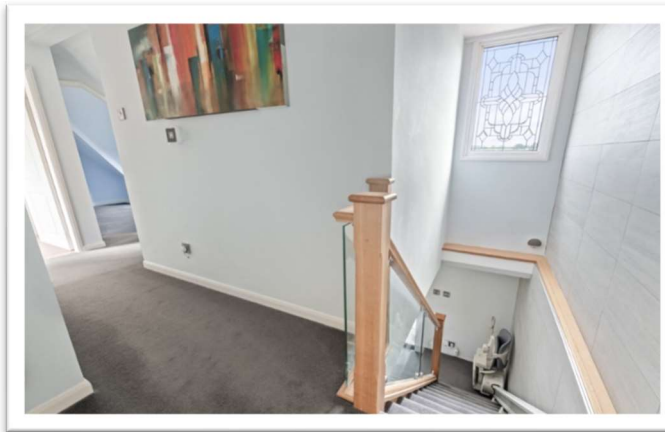
3.77m x 3.57m (12'5" x 11'8")

(restricted head height) Having window to front elevation and radiator.

### BATHROOM

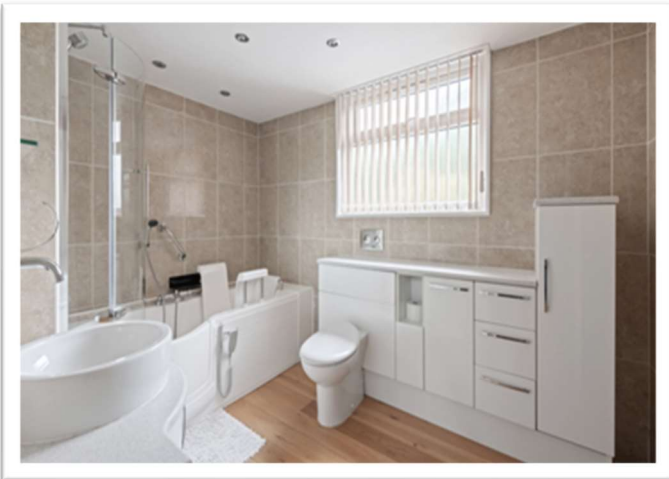
3.16m x 2.21m (10'5" x 7'4")

Having window to rear elevation, inset ceiling spotlights, heated towel rail, wood flooring and tiled walls. Fitted with a suite comprising: Ultimate walk-in low threshold bath/shower with an electric seat & anti-splash screen over, range of cupboards, drawers & WC with concealed cistern, counter basin on vanity unit with cupboard under.



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## EXTERIOR

To the front of the property there is a shaped lawn. A block paved driveway provides ample off-road parking

## DOUBLE GARAGE

6.95m x 5.49m (22'10" x 18'0")

Of brick & tile construction and having twin electric doors, side service door, pull down ladder to fully boarded storage area, light and power.

## TANDEM DOUBLE GARAGE

8.90m x 4.40m (29'2" x 14'5")

Of brick & tile construction and having electric door, side service door, light and power. To the side of the garage there is a car-port with double doors to a further block paved area which leads to the:

## FURTHER DOUBLE GARAGE

6.35m x 5.34m (20'10" x 17'6")

Of sectional concrete construction and having up-and-over door, light and power.

## REAR GARDEN

Being enclosed and having a large paved patio, shaped lawn with borders, further paved patio with pergola & LED lighting over, large garden shed with attached wood store and greenhouse.

## THE PLOT

The property occupies a plot of approximately 0.36 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to





have the site measurements checked by their own surveyor before submitting an offer to purchase.

### SERVICES

The property has mains electricity and water connected. Heating is via a LPG fired boiler serving radiators and the property is double glazed. Drainage is to a septic tank and it is due to be replaced with a new bio-sewage treatment plant in September 2024. The property also has solar panels with a 3.5kwh battery. There is a Verisure home security system with the option of the new owners setting up an account if desired.

### VIEWING

By appointment with Newton Fallowell - telephone 01790 755222.

### AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this

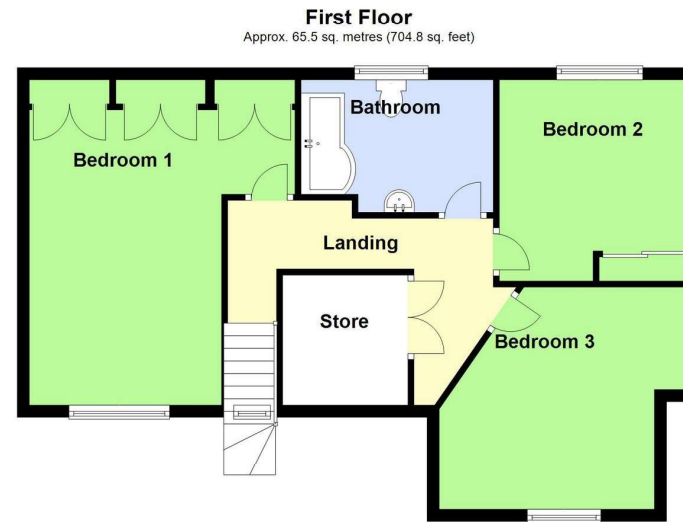
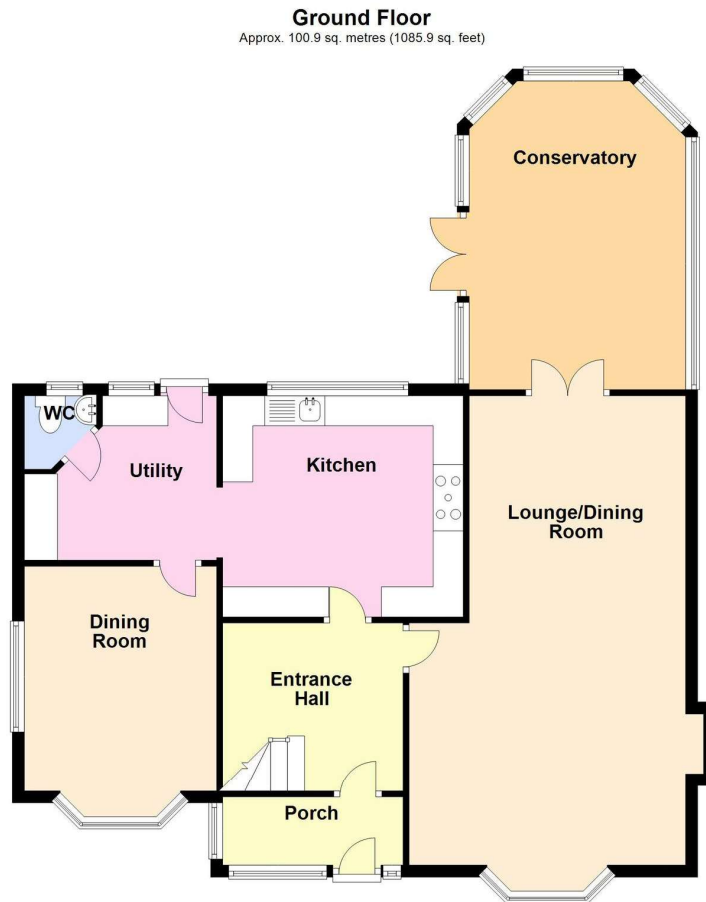




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# Floorplan



Total area: approx. 166.4 sq. metres (1790.6 sq. feet)



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