



2 Chapel Court
Market Rasen, LN8 2DY
£345,000

Bella
properties

**** Phenomenal Family Home!! ** ** Constructed in 2005 by 'Peter Sowerby Homes' ****

Located in a rural village in Glenthams is this beautiful three/FOUR bedroom DETACHED house on Chapel Court, Close to shops, transport links and access to the market Town of Market Rasen. The current owners have undergone excessive modern renovations throughout, with the added benefit of a open-plan kitchen diner for hosting, utility room, downstairs WC, dressing room, en-suite and four piece bathroom suite. This property requires no work and is ready to move straight in!

Viewings available now to appreciate this lovely family home!

This home consist of the entrance hall, living room, study, kitchen/diner, utility and WC on the ground floor, landing, master bedroom, en-suite, dressing room, two further bedrooms and family bathroom on the first floor. Externally, to the front benefits from off-road parking for many vehicles, large detached garage being converted to a gym and play room. To the private rear garden is a tiled patio and lawned area for entertaining with a timber log store.



Entrance Hall 16'0" x 5'10" (4.9 x 1.78)

uPVC window to front aspect. Entrance to the property is via the front door into the hallway, tiled flooring, radiator and spotlights to ceiling. Internal oak doors lead into the living room, study, kitchen/diner, utility, WC and carpeted stairs to the first floor.

Living Room 13'1" x 14'2" (3.99 x 4.33)

uPVC bi-folding doors to rear aspect, carpeted throughout, radiator, featured fireplace with oak beam mantle piece and spotlight to ceilings.

Kitchen/Diner 17'10" x 12'2" (5.45 x 3.71)

Two uPVC windows to side and rear aspect with patio doors giving access to the rear garden. Tiled flooring, two radiators and spotlights to ceiling. A variety of grey gloss base height and wall mounted units with complementary counters and tiled splashback. Integrated sink and drainer, electric oven and grill, central island with a four ring electric hob with extractor fan, fitted storage draws and breakfast bar. Integral American style fridge/freezer and wall mounted TV point.

Utility 10'0" x 5'4" (3.07 x 1.64)

External door to side aspect. Tiled flooring and splashback, radiator and coving to ceiling. A variety of grey gloss base height and wall mounted units with complementary counter and integrated sink and drainer. Space for plumbing and white goods.

W/C 8'0" x 3'3" (2.44 x 1.0)

uPVC window to front aspect, tiled flooring and splashback, radiator and spotlights to ceiling. Wash hand basin and WC.

Study 8'3" x 10'5" (2.53 x 3.19)

uPVC window to front aspect, wood effect vinyl tiled flooring, radiator and coving to ceiling.

Landing 14'0" x 9'2" (4.29 x 2.81)

uPVC window to front aspect. Carpeted throughout with radiator and glass balustrading staircase. Oak doors leading into three bedrooms, bathroom and storage cupboard.

Master Bedroom 14'3" x 10'9" (4.35 x 3.29)

uPVC window to rear aspect, carpeted throughout with radiator and feature wood panel to one wall. Oak internal doors lead into the dressing room and en-suite.

En-Suite 10'0" x 2'11" (3.05 x 0.91)

uPVC window to side aspect, tiled flooring and splashback, towel wall radiator and coving to ceiling. Three piece toilet, vanity hand wash basin and shower cubicle.

Bedroom Four/Dressing Room 10'0" x 10'3" (3.06 x 3.14)

uPVC window to rear aspect, carpeted throughout, radiator and built in wardrobe.

Bedroom Two 12'3" x 10'0" (3.74 x 3.07)

uPVC window to rear aspect, carpeted throughout, radiator and feature wood panel to one wall

Bedroom Three 7'4" x 10'1" (2.26 x 3.08)

uPVC window to front aspect, carpeted throughout, radiator and feature wood panel to one wall.

Bathroom 9'3" x 6'9" (2.82 x 2.08)

uPVC window to front aspect, vinyl flooring throughout, radiator and tiled splashback. Four piece vanity hand wash basin, toilet, shower cubicle and bathtub.

Double Detached Garage 9'5" x 17'8" (2.88 x 5.41)

electric roller doors with lighting and electrics. Recently been converted by the current owners to a garage, gym and an upstairs office/playroom.

Gym 8'3" x 13'7" (2.52 x 4.16)

uPVC window to side aspect, laminate flooring throughout, electric wall heater, wall mounted TV point and spotlights to ceiling. Internal door leading to the garage and carpeted staircase to the First Floor.

Office/Play Room

Dual windows, carpeted throughout, electric wall heater, wall mounted TV point, fitted cupboards and shelving. Spotlights to the ceiling.

External

To the front of the property is an enclosed fence with a low maintenance front garden with a pathway leading to the front entrance door. To the side leads to the detached garage with driveway parking and off-road parking for many vehicle's and gate access to the rear garden. To the rear is fully fenced to give privacy, tiled patio and lawned area for entertaining. There is a timber log store and courtesy door to the Detached Double Garage.

Disclaimer

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.







Total area: approx. 136.1 sq. metres

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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