



The Old Chapel, Kexby Road, Glentworth Gainsborough, DN215DH



Book a Viewing!

£675,000

A stunning former detached chapel, located within the popular village of Glentworth. The property has open countryside views to the front and rear and has been beautifully restored and renovated by the current owners, whilst keeping many of its original features and charm. The property features a fantastic top floor Games Room/Entertaining Space incorporating all of the original timber bea med ceilings, original feature window and double doors with Juliet balconies overlooking countryside views. Another standout feature of this property is the Open Plan Living Kitchen Dining Space with a high specification fitted Kitchen with a combination of Quartz and oak work surfaces, integrated appliances, vaulted ceiling with Velux windows and Bifold doors to the rear garden. In further detail, the accommodation is spread over three stories of approximately 4,000 sq ft (STS) and has accommodation comprising of Lounge, Open Plan Living Kitchen Dining Space, Downstairs WC, Front Entrance which leads to Downstairs Shower Room and Downstairs Bedroom which could be utilised as a Home Office, First Floor Landing leading to five Bedrooms, Main Bedroom with fitted wardrobes and a large En-Suite Bathroom with a luxury suite, Family Bathroom and an impressive staircase leading to the large open plan Games Room/Entertaining Space on the top floor. Outside a hardstanding driveway provides ample off-road parking which also gives access to the attached Garage. The garden to the side of the property is mainly laid to lawn with a patio space, hot tub and brick-built shed. Viewing of this property is essential to appreciate the standard of accommodation on offer.





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Mains electricity and water available. Gas central heating. Underfloor heating to the Ground Floor. Drainage to septic tank.

EPC RATING — D

COUNCIL TAX BAND – TBC

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

Glentworth is a pleasant rural village located in the West Lindsey district of Lincolnshire, approximately 10 miles North of Lincoln. There is easy access to Gainsborough and Market Rasen as well as the A15, M180 and M18.











LOUNGE

19' 4" x 30' 9" (5.9m x 9.38m), with composite door, UPVC double glazed windows, two UPVC double doors, fireplace with log burner inset, underfloor heating and spotlighting.

OPEN PLAN LIVING KITCHEN DINER

16' 11" x 30' 4" (5.18m x 9.26m), with laminate flooring with underfloor heating, three UPVC double glazed windows, double glazed Bifold doors to the rear garden, fitted with a range of wall, base units and drawers with Quartz worksurfaces over, double Belfast sink with mixer tap, integrated dishwasher, Rangemaster with extractor fan over, space for American-style fridge freezer, centre island with a further range of base units with oak work surfaces over, breakfast bar and integrated wine cooler, vaulted ceilings with three Velux windows, spotlighting, ample space for a large dining table and seating area.

WC

6' 3" x 5' 4" (1.91m x 1.64m), with UPVC double glazed window, laminate flooring with underfloor heating, part-tiled walls, low level WC, wash hand basin and spotlighting.

FRONT ENTRANCE

8' 0" x 17' 11" (2.44m x 5.48m), with tiled flooring, UPVC double glazed window, radiator and spotlighting.

SHOWER ROOM

3' 1" x 9' 0" (0.94m x 2.75m), with UPVC double glazed window, tiled flooring, low level WC, wash hand basin with cupboards below, shower cubicle with panel boarding surround, spotlighting, heated towel rail and extractor fan.

BEDROOM 6/STUDY

8' 3" x 11' 9" (2.52m x 3.60m), with two UPVC double glazed windows and radiator.

FIRST FLOOR LANDING

21' 7" x 10' 6" (6.58m x 3.22m), with stairs to Second Floor and radiator.

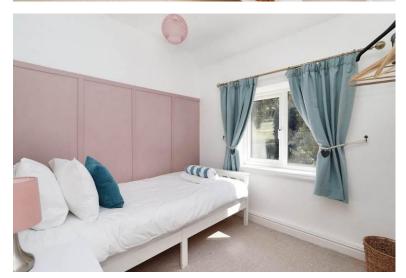
BEDROOM 1

15' 11" x 16' 3" (4.87m x 4.96m), with two UPVC double glazed windows, built-in wardrobes, original beams and radiator.

FN-SUITE

9' 1" x 13' 9" (2.79m x 4.21m), with UPVC double glazed window, vinyl flooring, low level WC, freestanding bath, walk-in shower cubicle with panel boarding surround, wash hand basin with cupboard space below, heated towel rail, LED lighting and original beams.







BEDROOM 2

8' 7" x 18' 7" (2.64m x 5.67m), with two UPVC double glazed windows, built-in wardrobe, radiator and original beams.

BEDROOM 3

15' 7" \times 9' 10" (4.75m \times 3.01m), with two UPVC double glazed windows, built-in wardrobes, wall panelling, radiator and original beams.

BEDROOM 4

17' 8" x 9' 2" (5.41m x 2.81m), with two UPVC double glazed windows, built-in wardrobes, wood panelling, radiator and original beams.

BEDROOM 5

7' 10" x 6' 11" (2.39m x 2.13m), with UPVC double glazed window, wood panelling and radiator.

BATHROOM

11' 2" x 6' 9" (3.41m x 2.08m), with UPVC double glazed window, laminate flooring, part-tiled walls, freestanding bath, shower cubicle with tiled surround, wash hand basin with cupboard space below, heated towel rail, spotlighting, extractor fan and original beams.

GAMES ROOM/ENTERTAINING SPACE

45' 5" x 18' 8" (13.86m x 5.71m), with original stone window with feature glass panes, fitted bar area with two base units and space for drinks cooler, access to eaves storage, radiator, vaulted ceilings with original beams and timbers and two sets of UPVC double glazed double doors with Juliet balconies overlooking countryside views.

OUTSIDE

To the front of the property there is a hardstanding driveway providing ample off-street parking which also gives access to the attached Garage. To the rear of the property there is a garden which is mainly laid to lawn with a patio area with decorative gravelled spaces, a brick-built outbuilding, range of mature shrubs and trees and a hot tub.

GARAGE

15' 3" x 16' 8" (4.67m x 5.10m), with electric up and over door, UPVC double glazed door to the front aspect, timber door leading to the rear, skylight, gasfired central heating boiler, underfloor heating pump, plumbing/space for washing machine, power and lighting.









WEBSITE
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REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

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CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referralfee of up to £125.

Mundys Financia i Services who will be able to offer a range of financial service pro ducts. Should you decide to instruct Mundys Financia i Services we will receive a commission from them of £250 and in add ition, the individual member of staff who generated the lead will receive £50.

But Had Took Howe An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01 522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch withour Financial Adviser who can help you towork out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.

2. All measurements are be lieved to be accurate but are given as a general guide and should be tho roughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

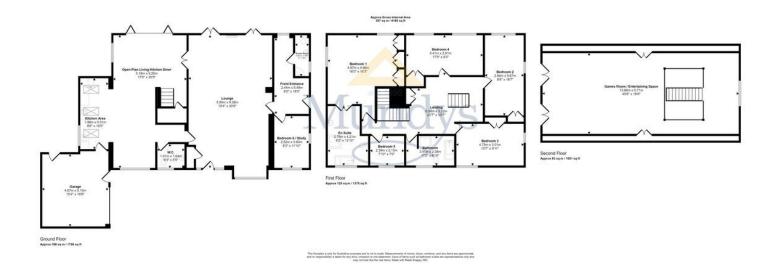
- The details are a general out line for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy shas any authority to make or give representation or warranty whatever in relation to this property. 1.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein a snot verified. 2.

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