



## The Old Chapel, Kexby Road, Glentworth Gainsborough, DN21 5DH



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 beamed ceilings, original feature window and double doors with Juliet balconies overlooking countryside views. Another stand out 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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**SERVICES**

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 spot lighting.

#### 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, spot lighting, 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 spot lighting.

#### FRONT ENTRANCE

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



#### 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, spot lighting, 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.

#### EN-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" x 9' 10" (4.75m x 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, gas-fired central heating boiler, underfloor heating pump, plumbing/space for washing machine, power and lighting.



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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.

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Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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**GETTING A MORTGAGE**

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

**NOTE**

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

**GENERAL**

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, blocks, sections, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Plans of some built-in bathroom suites are approximate only and may not look like the real items. Made with iStock Property 2018.

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