



Chapel Lane, Swallow, Market Rasen, LN7 6DE

**FOR SALE - £350,000**

**CanTERS**  
Chartered Surveyors

A **THREE BEDROOM DETACHED DORMER BUNGALOW** occupying a large mature plot, found off Chapel Lane in a cul-de-sac off Cuxwold Road within the much sought after and highly desirable village of Swallow. The village itself benefits from amenities including, a village hall, playground, The Swallow Inn Bar & Restaurant and being within catchment of Caistor Grammar School. Swallow is approximately eight miles distant of Grimsby and some thirteen miles from Market Rasen, both of which offer further amenities and facilities.

The accommodation set over two floors briefly comprises; entrance porch, hallway, sitting room, dining room, kitchen, conservatory, utility room, cloakroom, bedroom and en-suite to the ground floor. The first floor has two bedrooms and a family bathroom. The property also benefits from a gas fired central heating system and Upvc double glazed windows.

- Entrance Porch** With Upvc door and two Upvc double glazed windows.
- Hallway** Having Upvc double glazed door, coving to the ceiling and staircase to first floor accommodation. To the rear of the hallway is a second part double glazed door which leads out to the rear garden.
- Sitting Room** 5.21 x 3.64. Found to the front of the property having a feature fireplace with wooden surround, marble hearth and back and inset coal effect fire. A window overlooks the front garden.
- Dining Room** 3.50m x 2.71m. Having coving to the ceiling and a window overlooking the rear garden.
- Kitchen** 3.49m x 3.47m. Well fitted with a range of white wall cupboards and base units with contrasting wood effect worktops and inset double drainer sink unit with mixer tap over. Built in Neff oven and five ring gas hob with extractor over. Space for a dishwasher and tiling to the walls. A Upvc part double glazed door leads into the conservatory.
- Conservatory** 6.08m max x 3.88m max. Of part brick construction with Upvc double glazed windows and having a feature cast iron solid fuel burner. Two Upvc double glazed doors lead out to the rear garden and a separate door provides access to the utility room.
- Utility Room** 3.17 m x 2.48m (including Cloakroom). With tiled floor, fitted cupboards and a base unit with inset sink unit with mixer tap over and space for both a washer and dryer.
- Cloakroom** With white suite comprising; low flush WC, pedestal wash hand basin and tiling to both the floor and walls. A doorway from the utility room provides access to the single garage.
- Bedroom 1** 3.45m x 3.48m (including wardrobes). With a range of fitted wardrobes. Coving to the ceiling and a window to the front aspect.
- En-Suite** With suite comprising; corner shower having both rain head & hand-held shower attachments, pedestal wash hand basin and low flush WC. Two wall mounted towel rails, part tiled walls.
- First floor** Landing having eaves storage.
- Bedroom 2** 4.94m x 3.55m. With window overlooking the rear garden.
- Bedroom 3** 2.82m x 2.72m. With window overlooking the rear garden.
- Bathroom** 2.71m x 1.96m. Having coloured comprising; panelled bath, pedestal wash hand band low flush WC. Tiled walls, wall mounted chrome towel rail and a window to the side aspect.
- Outside** The property stands back with the front garden being laid party to lawn with the benefit of two separate driveways, one of which leads to the single garage with up and over door. The substantial rear garden is laid predominantly to lawn with a raised patio accessed from both the conservatory and rear door. The garden benefits from a number of mature trees, ornamental ponds and paved pathways. Within the garden are a number of garden sheds. To the rear boundary is an open dyke which we understand the formal boundary is approximately two feet from the top of the dyke bank. This is subject to verification of the deeds.
- Tenure** We are verbally advised that the property is freehold and we are awaiting formal confirmation from the vendors solicitor.

**Council Tax Band:** 'C'

**NB: This can be reviewed by the Local Authority.**

**EPC Rating:** D (57)

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 16/03/2023

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**ADDITIONAL PHOTOS & PLANS**



Sitting Room



Dining Room



Kitchen



Kitchen



Conservatory



Bedroom 1

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## ADDITIONAL PHOTOS & PLANS



Bedroom 1 Ensuite



Bedroom 2



Bedroom 3



Family Bathroom



Front Garden



Rear Garden

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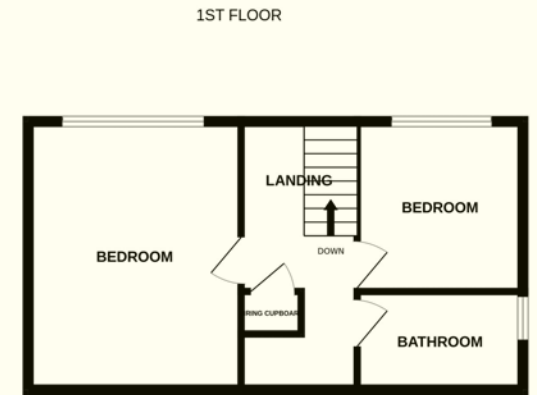
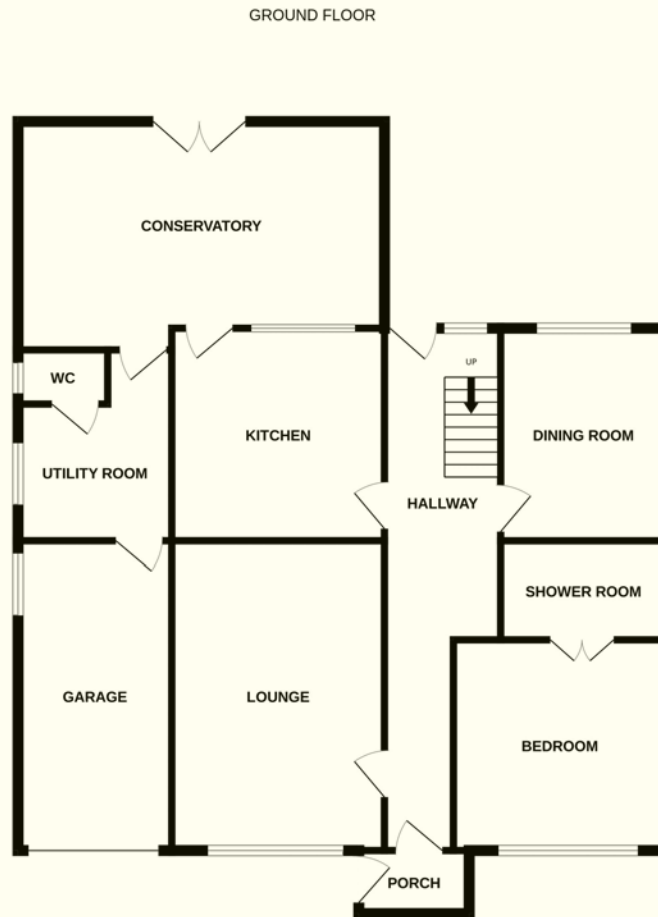
**ADDITIONAL PHOTOS & PLANS**



Garden



Garden



**FURTHER INFORMATION AND TO VIEW**

Viewing by appointment only, contact James Chisholm [james@canters.co.uk](mailto:james@canters.co.uk) 01472 356143

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