



## Chestnut House Church Lane, Utterby, Lincolnshire LN11 0TH

Welcome to Chestnut House, a stunning four/five bedroom detached residence nestled in the charming village of Utterby. This picturesque home on Church Lane boasts modern comforts, including oil-fired heating and UPVC double glazing. Its spacious layout features a reception hallway, a lounge with a captivating inglenook brick fireplace and wood-burning stove, a kitchen with archway to breakfast room, separate utility room, cloakroom, a large P-shaped conservatory, and a versatile study/fifth bedroom. The first floor boasts four double bedrooms, with the master bedroom enjoying an ensuite. Additional family bathroom. The property is surrounded by beautifully maintained mature gardens, perfect for entertaining. With a detached double garage, Chestnut House awaits your viewing. Immediate Availability

**£1,450 Per Calendar Month**

- POPULAR & ESTABLISHED VILLAGE LOCATION
- DETACHED FOUR/FIVE BEDROOM HOUSE
- WELCOMING RECEPTION HALLWAY & GALLERIED LANDING
- GOOD SIZE KITCHEN WITH SEPARATE UTILITY ROOM
- BREAKFAST ROOM & ADDITIONAL DINING ROOM
- GENEROUS LOUNGE WITH INGLENOOK STYLE FIREPLACE & STRIKING P SHAPED CONSERVATORY
- MASTER BEDROOM WITH EN SUITE & BUILT IN WARDROBES
- FAMILY BATHROOM
- DETACHED DOUBLE GARAGE
- IMMEDIATE AVAILABILITY



## ACCOMMODATION

### ENTRANCE HALL

11'9" x 7'6" (3.59m x 2.29m)

Feature dog leg staircase with painted spindles & polished wood handrails and newel posts. Double panelled radiator



### CLOAKROOM

7'4" x 2'11" (2.24m x 0.89m)

With white low flush WC and wall mounted vanity hand basin. Double glazed window to rear. Central heating radiator



### LOUNGE

20'4" excluding walk in bay x 11'7" widening to 13 (6.20 excluding walk in bay x 3.54m widening to 4.2)

Having uPVC double glazed square bay window to the front aspect. Coved ceiling, two radiators and uPVC double glazed French doors with side light panels leading to the conservatory. The main focal point of the room is the exposed brick Inglenook style fireplace with a decorative/ornamental wood burning stove and inset additional side light windows.



### OFFICE/STUDY/BEDROOM 5

11'6" x 6'8" widening to 9'1" into bay (3.51m x 2.04m widening to 2.78m into bay)

To the front aspect with a uPVC double glazed square bay window and radiator.

### KITCHEN

12'1" x 10'11" (3.70m x 3.34m)

Benefitting from a range of wood front wall and base units with contrasting work surfaces and tiled splashbacks and incorporates a composite sink and drainer, electric hob and one and a half electric oven, integrated fridge and dishwasher. Finished with tiled flooring, down lights to the ceiling and side uPVC double glazed window. Arch ways leading to the breakfast room.



### BREAKFAST ROOM

10'9" x 5'1" (3.30m x 1.57m)

With built in storage cupboards matching the kitchen with integrated fridge.

### UTILITY ROOM

10'7" x 8'9" (3.25m x 2.69m)

Built in light oak style storage cupboards. Worcester oil fired central heating boiler. Plumbing for automatic washing machine. Space for tumble drier. Work surfacing incorporating left hand drainer stainless steel sink unit with mixer tap. Finished with tiled splashbacks and tiled floor. Glazed uPVC door and window to the rear and further uPVC double glazed window to the side aspect.



### DINING ROOM

11'9" x 9'9" (3.60m x 2.98m)

Light oak style laminate flooring. Double glazed door to conservatory.

### CONSERVATORY

22'11" x 9'1" widening to 16'2" max (7.01m x 2.79m widening to 4.93m max)

A fantastic P shaped room providing ample extra entertaining space for a growing family. Finished with wood effect laminate flooring, two radiators and door leading to the rear garden.



### FIRST FLOOR GALLERIED LANDING

15'5" x 7'8" (4.70m x 2.34m)

The galleried landing has covered ceiling, carpeted flooring and white wooden spindle balustrade with stain handrail & newel posts.



### MASTER BEDROOM

14'7" x 9'9" (4.45m x 2.99m)

To the rear of the property with a uPVC double glazed window, carpeted flooring, radiator and a range of built in wardrobes and drawers. connecting door to the en suite bathroom,



### **ENSUITE**

7'7" x 5'4" widening to 7'4" (into the shower) (2.32m x 1.64m widening to 2.24m (into the shower))

Benefitting from a white four piece modern suite comprising of; Bath with central taps, separate shower with glazed door, pedestal hand wash basin and low flush wc. Having fully tiled walls and floor with heated towel rail. uPVC double glazed window to the side aspect.



### **BEDROOM 2**

11'7" x 10'1" (3.54m x 3.09m)

To the front aspect with a uPVC double glazed window, carpeted floor and radiator.



### **BEDROOM 3**

11'8" x 10'1" (3.56m x 3.09m)

To the rear of the property with carpeted flooring, radiator and a uPVC double glazed window.



### **BEDROOM 4**

11'5" x 9'11" (3.48m x 3.03)

The fourth double bedroom is to the front of the property with a uPVC double glazed window, carpeted flooring and radiator. Large freestanding wardrobe with sliding doors.



### **FAMILY BATHROOM**

9'9" (narrowing to 6'4" in part) x 8'3" (2.97m (narrowing to 1.93m in part) x 2.51m)

Benefitting from a white three piece suite comprising of; Encased bath, pedestal hand wash basin and low flush wc. Having part tiled walls, carpeted flooring, heated towel rail, radiator and uPVC double glazed window to the rear.



### **DETACHED GARAGE**

17'6" x 17'2" (5.34m x 5.24m)

Detached double garage with electric and lighting and up and over door.



### **OUTSIDE - Rear Elevation**

The property sit back from the lane with lawn front garden with mature planting and a pebbled shared driveway leading to the detached garage with further parking to the side, oil tank and wood store. The private rear garden has fenced boundaries with a wooden gate leading to the driveway. Being mainly laid to lawn with mature planting and a large paved patio providing ample outside entertaining space for those summer afternoons.



### **REAR GARDEN PHOTOGRAPH**



## GARDEN PHOTOGRAPH



## COUNCIL TAX BAND & EPC

Council Tax Band - E

EPC Rating: D

## MEASUREMENTS

All measurements are approximate.

## VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

## OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

## CLIENT MONEY PROTECTION

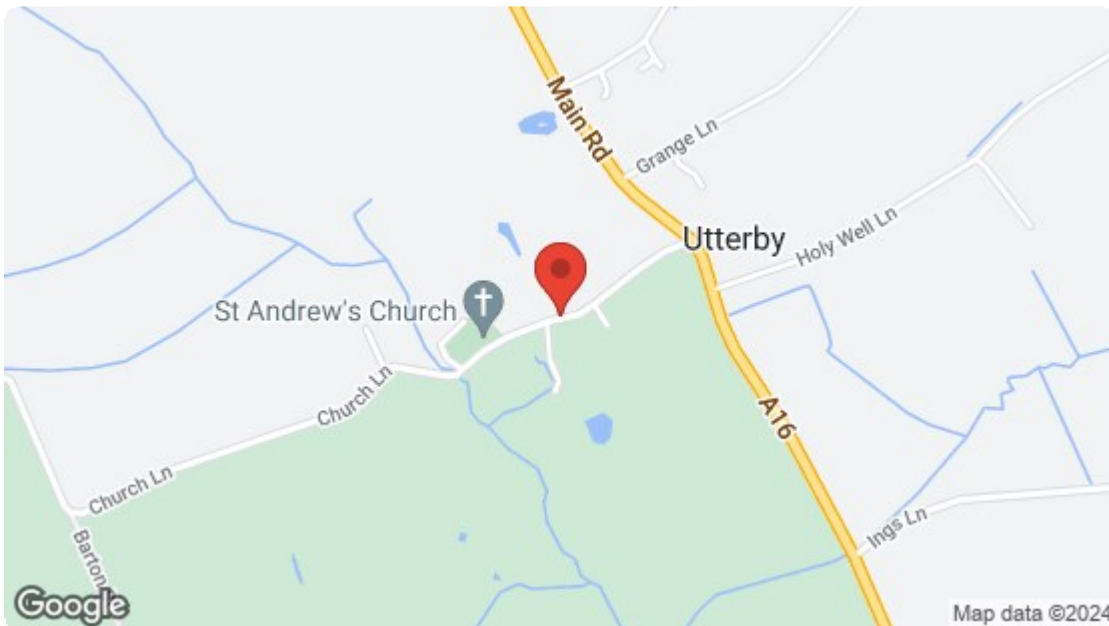
This is to certify that JOY WALKER ESTATE AGENTS LTD trading as JOY WALKER ESTATE AGENTS is part of the Propertymark Client Money Protection Scheme. MAIN SCHEME MEMBER REFERENCE :- C0012356

## RENTAL APPLICATION TERMS

The general rule of thumb is your annual income should be 30 times the monthly rent.

Referencing fees are paid by the landlord, however if an application fails due to false/misleading information or the applicant withdraws then the referencing and administration costs will be charged to the Applicant and deducted from the holding deposit.

Also on signing your tenancy agreement one month's rent in advance and a deposit of £1673.00 is required unless otherwise stated.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			74
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.