



The Old Chapel House Marsh Road, Gedney Drove End Spalding PE12 9PJ

welcome to

The Old Chapel House Marsh Road, Gedney Drove End Spalding

STUNNING PROPERTY. This former Methodist Chapel combines original features with modern living. The spacious accommodation is ideal for a growing family to enjoy family time or individual activities With a light and airy Kitchen ideal for entertaining The Minstrels Gallery is ideal for home working



Entrance Lobby

having feature entrance door, tiled floor.

Entrance Hall

having stunning staircase leading to the first floor. Door to side.

Lounge

26' 10" x 10' 11" (8.18m x 3.33m)

Excluding recess. This attractive room has the original pulpit overlooking it. Views of Minstrels Gallery. Dual fuel log burner, two feature arched high level windows. Tiled floor. part beamed and vaulted ceiling. double doors leading to Sun Room.

Dining Room

14' 2" x 9' 11" (4.32m x 3.02m)

having windows to front and side. Tiled floor.

Sun Room

11' 10" x 11' 6" (3.61m x 3.51m)

having french doors to rear giving lovely views over garden and window to side.

Kitchen

11' 9" x 17' 2" (3.58m x 5.23m)

having a good range of base units with granite worktops and inset composite sink. Built in high level double oven, hob with extractor over. Integrated dishwasher. Space for American style fridge/freezer. Breakfast Bar, tiled floor, windows to side and front.

Utility Room

6' 11" x 7' (2.11m x 2.13m)

having base units, worktop with inset sink and space for appliances. Tiled floor, window to side and door to rear. Oil fired boiler.

Cloakroom

having low level WC and wash hand basin. Tiled splash back and tiled floor.

Landing

having ceiling beam, door to pulpit balcony with panelling and views over the lounge area. Ladder

style steps leading to minstrels gallery.

Bedroom 1

13' 6" x 9' 11" (4.11m x 3.02m)

having fitted wardrobes, arched window to two sides with built in black out blinds.

Ensuite

having shower cubicle, low level WC, large vanity unit with cupboards, heated towel radiator, tiled splashbacks, ceiling beam and tiled floor.

Bedroom 2

9' x 12' 4" (2.74m x 3.76m)

having two velux windows with built in black out blinds.

Bedroom 3

11' 7" x 9' 2" (3.53m x 2.79m)

having ceiling beam, arched window to side with built in black out blinds.

Bedroom 4

10' 10" x 9' 11" (3.30m x 3.02m)

having twin aspect arched window with built in black out blinds. Built in storage.

Bathroom

having bath with shower over and shower screen, low level WC, pedestal wash hand basin, ceiling beam, arched window to side with pine shutters. Tiled floor and part tiled splashback.

Minstrels Gallery

7' x 18' 9" (2.13m x 5.71m)

having two velux windows with built-in black out blinds. Ceiling beams and eaves storage

Outside

To the front of the property is a gated resin driveway offering off road parking for multiple vehicles. The rear Garden has a large decked area offering entertainment space with access to Sun Room via French Door. Mature garden laid to lawn inset with fruit trees. Feature Pond, Polytunnel, Greenhouse and

Vegetable garden. With open field views. Outside plumbed sink with hot and cold water. Shed measuring 20ft with power and light.

Agents Note

The property has the benefit of Owned Solar Panels, Klargester Sewage Treatment Plant and CCTV.



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welcome to

The Old Chapel House Marsh Road, Gedney Drove End Spalding

- FORMER METHODIST CHAPEL SITUATED IN RURAL LOCATION WITH FIELD VIEWS TO REAR
- FOUR BEDROOMS AND THREE RECEPTION ROOMS
- FAMILY BATHROOM, ENSUITE AND CLOAKROOM
- UNDER FLOOR HEATING TO GROUND FLOOR & OIL FIRED RADIATORS TO THE FIRST FLOOR
- GATED OFF ROAD PARKING AND GOOD SIZED REAR GARDEN

Tenure: Freehold EPC Rating: F

£500,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
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