



Chapel Lane, Thurlby

 **NEWTON FALLOWELL**

4 2 3

Key Features

- NO ONWARD CHAIN
- Extended Four Bedroom Family Home
- Ample Off Road Parking and Double Garage
- Highly Sought After Village Locaiton
- Private Rear Garden
- En-Suite to Main Bedroom
- Council Tax Band - D
- EPC Rating - TBC
- Freehold

£400,000 OIEO





****NO ONWARD CHAIN**** Substantial extended four-bedroom detached family home situated in a prime location of the popular village of Thurlby. This lovely home boasts multiple reception rooms, modern kitchen, four well balanced bedrooms, two bathrooms with downstairs cloakroom, enclosed rear garden, ample off-road parking and a detached double garage.

The property is arranged over two floors, entering via the porch which internally leads through the entrance hall which offers great flow downstairs by the connecting living room, study, kitchen and cloakroom. The study offers a versatile living space or home office. The large living room has ample space and a feature fireplace, and the kitchen has an array of modern units and a separate utility room. Completing downstairs is the extended garden room which is flooded with natural light and views onto the garden. To the first floor, the landing connects four well proportioned bedrooms and the family three-piece bathroom with vanity unit. Bedroom one also enjoys its own three-piece en-suite shower room.

Outside to the front an inset footpath leads to the front door accompanied by a well maintained lawned garden. To the side is a driveway for ample cars and access to the double detached garage. Gated access to the side of the property leads into the private and enclosed rear garden with generous patio seating area, summer house and lawn section with mature borders.





Lounge 6.07m x 4.09m (19'11" x 13'5")

Kitchen/Breakfast Room 7.02m x 2.67m (23'0" x 8'10")

Dining Room/Extension 6.9m x 3.47m (22'7" x 11'5")

Study/Reception Room 4.2m x 3.22m (13'10" x 10'7")



Utility Room 1.24m x 2.94m (4'1" x 9'7")

Cloakroom 1.04m x 2.12m (3'5" x 7'0")

Bedroom One 3.09m x 3.37m (10'1" x 11'1")

En-Suite 2.04m x 1.42m (6'8" x 4'8")



Bedroom Two 3.17m x 3.87m (10'5" x 12'8")

Bedroom Three 3.17m x 2.96m (10'5" x 9'8")

Bedroom Four 2.5m x 2.95m (8'2" x 9'8")

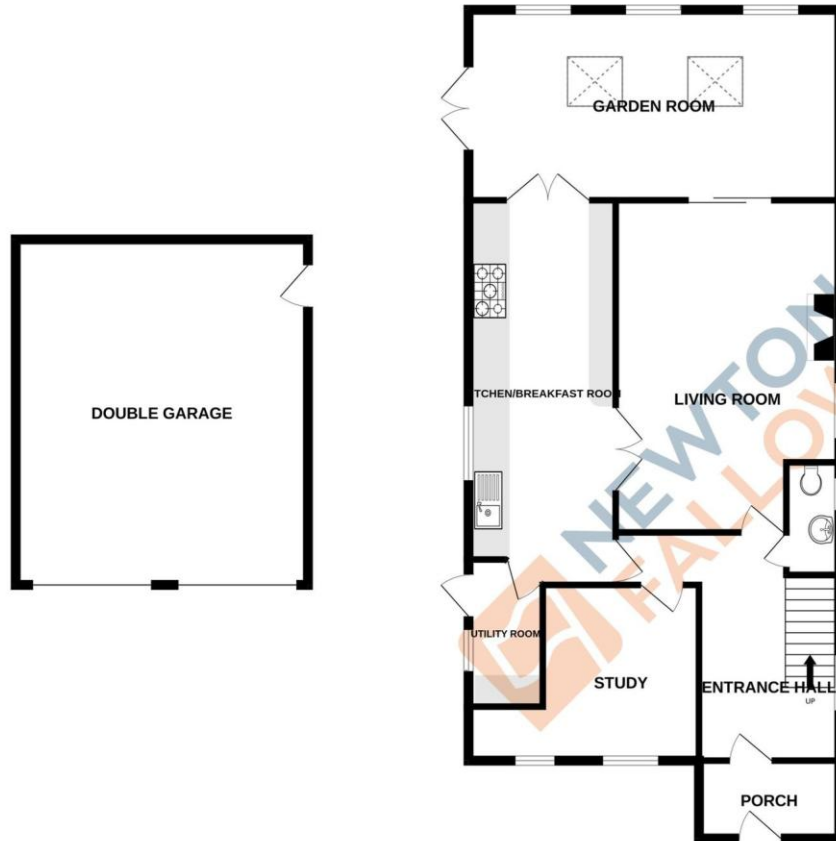
Family Bathroom 2.12m x 2.12m (7'0" x 7'0")

Double Garage 6.23m x 5.25m (20'5" x 17'2")





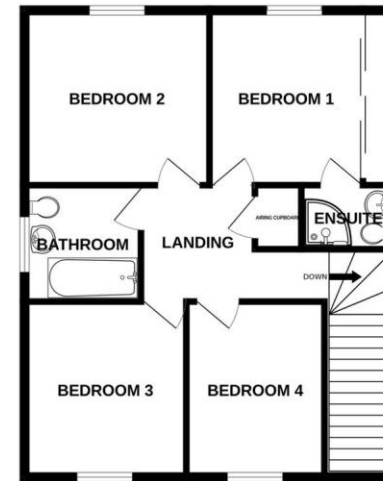
GROUND FLOOR
1391 sq.ft. (129.2 sq.m.) approx.



TOTAL FLOOR AREA : 2012 sq.ft. (186.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band: D

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.