



Chapel Lane, Elsham



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£380,000



Key Features

- NO UPWARD CHAIN
- PREMIER LOCATION
- 2 RECEPTIONS
- EN SUITE AND BATHROOM
- CONSERVATORY
- EXTENSIVE PARKING
- EPC RATING D
- FREEHOLD





NO UPWARD CHAIN.

Discreetly situated in the heart of a sought after village, this well-proportioned detached family home offers flexible 3 double Bedroom accommodation which provides a perfect opportunity for Purchasers to tailor the property their tastes and design. The home includes a beautifully lit dual aspect Lounge with an open fireplace and there is a separate Dining room together with a breakfast Kitchen designed for easy socialising. All these rooms benefit from underfloor heating. A Conservatory and Office/Bedroom completes the ground floor. A generous Hallway and staircase lead up to an airy Landing and the double Bedrooms are served by both an En suite and a Family Bathroom. Generous and established gardens wrap around the house and included a sweeping tarmac driveway with turning area, two separate lawns, a gravelled sun terrace and detached Double Garage.

VIRTUAL TOUR

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ENTRANCE 4.88m x 2.06m (16'0" x 6'10")

A Pvcu double glazed door with side screens leads to the Entrance Porch with tiled floor and matching Pvcu door to the Reception Hall with stair to the first floor.

CLOAK ROOM 1.26m x 2.04m (4'1" x 6'8")

Appointed with a modern suite in white with , vanity unit with inset rectangular sink and cupboard under, tiled floor, matching tiling to half height and extractor fan.

LOUNGE 5.22m x 3.71m (17'1" x 12'2")

A well proportioned dual aspect room with Pvcu double glazed windows overlooking both the front and rear gardens, TV aerial point, coving and an open fire with polished timber fire surround with marble back and hearth.



DINING ROOM 3.03m x 3.56m (9'11" x 11'8")

A forward facing room ideal for more formal family celebrations with Pvcu double glaze window and coving.

KITCHEN 3.00m x 4.78m (9'10" x 15'8")

The informal heart of the home appointed with a range of light oak style units with light tops to include a 1 1/2 bowl stainless steel sink unit with cupboards under, integrated fridge, space for an under the counter freezer, space and plumbing for an automatic washing machine, 6 further base, return breakfast bar, inset 4 burner gas stainless steel hob with decorative extractor, fitted oven with cupboard under and over, additional units at eye level, tiled floor, coving and Pvcu double glazed window to rear.

OFFICE/UTILITY 2.85m x 3.02m (9'5" x 9'11")

A versatile space suited to use as an Office, occasional bedroom or Utility area with Pvcu double glazed window to the side aspect side, cove, laminated flooring, cupboard housing the central heating with boiler and multi-pane door to the Conservatory.

CONSERVATORY 4.10m x 3.57m (13'6" x 11'8")

Comprising of Pvcu double glazed panels over brick plinths with hip and pitched translucent roof, radiator, side entrance door and French doors to the rear reception area.

LANDING 4.44m x 3.45m (14'7" x 11'4")

Central placed with Pvcu double glazed window to the front aspect, coving, access to the roof space, radiator, wrought iron gallery rails, deep cylinder cupboard and additional store which to become an additional Shower Room.

BEDROOM 1 5.21m x 3.71m (17'1" x 12'2")

A generous dual aspect room with Pvcu double glazed windows to the front and rear, radiator, coving, TV aerial point, telephone point and an extensive range of mahogany style furniture to comprise two triple wardrobe with central storage units and display cabinets forming a bedhead recess, kneehole dressing table and vanity wash hand basin with four drawers beneath





EN SUITE 1.73m x 2.20m (5'8" x 7'2")

Appointed with a suite in avocado to include a pedestal wash hand basin, close coupled WC, glazed and tiled shower enclosure with electric shower, tiled to full height, radiator and double glazed window.

BEDROOM 2 3.45m x 3.52m (11'4" x 11'6")

A forward facing double room with Pvcu double glazed window, radiator and a range of fitted furniture to include two double wardrobes with storage over.

BEDROOM 3 3.04m x 3.50m (10'0" x 11'6")

A rear facing double room with coving, radiator and Pvcu double glazed window.

BATHROOM 2.02m x 2.56m (6'7" x 8'5")

A fully tiled room with suite to include a close coupled WC, pedestal wash hand basin, panelled bath with electric shower over and glazed screen, radiator, extractor fan and Pvcu double glazed window

OUTSIDE

The property is fronted by hedging beyond with there is mature shrub screening and a neat lawn. A pair of wrought iron gates open to a side driveway and reception area which for approximately eight motorcars. There is also a brick built detached Double Garage with remote controlled up and over entrance door. The enclosed rear of the property is again laid to lawn with mature shrub and herbaceous borders and a gravel topped Sun Terrace completes the home.

TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND E. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.



FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 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 £200, 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 upto £200 if you use their services.

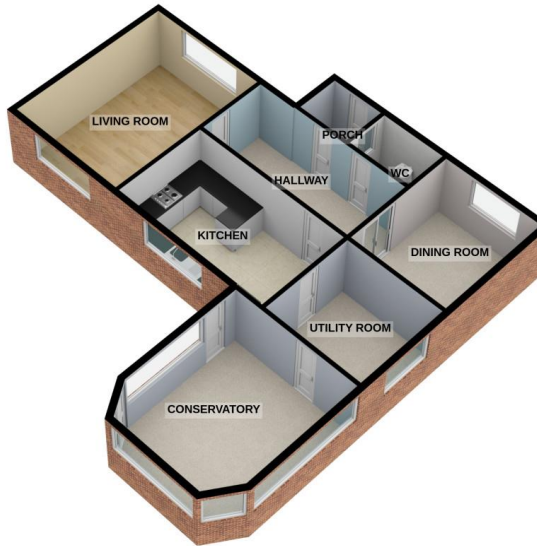
KEY FACTS FOR BUYERS

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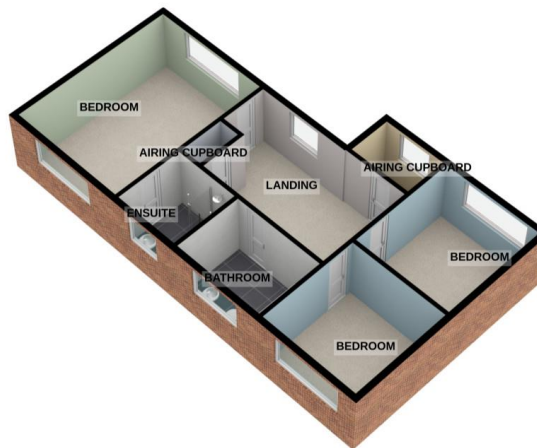




GROUND FLOOR
909 sq.ft. (84.5 sq.m.) approx.



1ST FLOOR
702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA : 1611 sq.ft. (149.7 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

