



1 Chapel Court, Fulletby, Horncastle, LN9 6JT



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Freehold

£525,000



Key Features

- Detached house
- Five bedrooms
- Lounge, study & garden room
- Dining kitchen, utility & laundry room
- Cloakroom, 2 en-suites & bathroom
- Driveway & garage
- Enclosed rear garden
- EPC rating D



An exceptional detached house in a select cul-de-sac on the outskirts of the sought after village of Fulletby with an open view of the Lincolnshire Wolds, designated an Area of Outstanding Natural Beauty.

Having over 2,500 square feet of well presented accommodation comprising: entrance hall, cloakroom, lounge with wood burner, study, dining kitchen with bespoke units & granite work surfaces, utility, laundry room and garden room to ground floor. Master bedroom with large walk-in wardrobe & en-suite, bedroom two with en-suite, three further bedrooms and family bathroom to first floor. Outside the property stands in established lawned gardens with a driveway providing off-road parking and a garage.

ACCOMMODATION

Open porch with part glazed front entrance door & side screen to the:

ENTRANCE HALL

Having window to front elevation, radiator, oak flooring, understairs storage cupboard and staircase rising to first floor.

CLOAKROOM

Having window to side elevation, radiator, Karndean flooring, tiling to dado height, close coupled WC and pedestal hand basin.

LOUNGE

6.48m x 4.04m (21.3ft x 13.3ft)

Having window to front elevation, two windows to side elevation, window to rear elevation, coved ceiling with moulded ceiling rose, two radiators, wall light points, television aerial & telephone connection points and feature fireplace with inset wood burner & sandstone hearth & surround.





STUDY

3.86m x 3.18m (12.7ft x 10.4ft)

Having two windows & french doors rear elevation, covered ceiling with moulded ceiling rose and radiator.

DINING KITCHEN

10.06m x 4.01m (33ft x 13.2ft)

Forming two areas comprising:

DINING AREA

Having windows to side & rear elevations, French doors with side screens to side elevation, covered ceiling with two moulded ceiling roses, radiator, tiled floor and granite work surface forming dresser style unit with cupboards & drawers under, drawers, glazed display units & shelving over. Flowing through to the:

KITCHEN AREA

Having window to side elevation overlooking the garden room, covered ceiling with two moulded ceiling roses, radiator and tiled floor.

Fitted with a range of solid wood base & wall units with granite work surfaces & tiled splashbacks comprising: undercounter sink with mixer tap to work surface, cupboards, drawers, & integrated dishwasher and wine fridge under. Recess with Rangemaster range cooker, cupboards under & ornamental surround over with cupboard to side.

Range of tall units incorporating integrated fridge & freezer. Island unit with drawers & integrated microwave under, breakfast bar to side & rear. Door to the utility room & laundry room and french doors to the:



 **NEWTON FALLOWELL**



GARDEN ROOM

4.52m x 3.51m (14.8ft x 11.5ft)

Having windows to front, side & rear elevations, french doors to side elevation & garden, inset ceiling spotlights, radiator, oak flooring with underfloor heating and television aerial connection point.

LAUNDRY ROOM

2.03m x 1.96m (6.7ft x 6.4ft)

Having window to side elevation, radiator, ceramic tiled floor and extractor. Work surface with inset stainless steel sink & drainer, cupboard, space & plumbing for automatic washing machine & tumble dryer under.

UTILITY

3.78m x 3.18m (12.4ft x 10.4ft)

Having windows to side & rear elevations, coved ceiling with moulded ceiling rose, radiator and ceramic tiled floor. Work surface with tiled splashbacks & cupboards under, larder style unit with space for american style fridge/freezer to side.

 **NEWTON FALLOWELL**



FIRST FLOOR LANDING

Having window to front elevation, radiator, access to roof space with ladder

MASTER BEDROOM

4.09m x 3.18m (13.4ft x 10.4ft)

Having window to side elevation, covered ceiling and radiator.

WALK-IN WARDROBE

3.18m x 1.47m (10.4ft x 4.8ft)

Having radiator, hanging rails and drawers.

EN-SUITE

3.12m x 1.68m (10.2ft x 5.5ft)

Having window to side elevation, inset ceiling spotlights, chrome heated towel rail, tiled splashbacks, Karndean flooring, shaver point and airing cupboard housing hot water cylinder. Fitted with a suite comprising: shower enclosure with power shower fitting, close coupled WC and pedestal hand basin.



BEDROOM TWO

4.06m x 3.1m (13.3ft x 10.2ft)

Having window to rear elevation and radiator.



EN-SUITE

2.95m x 1.19m (9.7ft x 3.9ft)

Having window to side elevation, radiator, Karndean flooring, tiled splashbacks and shaver point. Fitted with a suite comprising: shower enclosure with mixer shower fitting, close coupled WC and pedestal hand basin.

BEDROOM FOUR

3.56m x 3.23m (11.7ft x 10.6ft)

Having windows to front & side elevations and radiator.



BEDROOM THREE

3.56m x 3.15m (11.7ft x 10.3ft)

Having window to rear elevation, radiator and built-in wardrobes.

BEDROOM FIVE

3.18m x 2.46m (10.4ft x 8.1ft)

Having window to rear elevation and radiator.



FAMILY BATHROOM

2.64m x 1.88m (8.7ft x 6.2ft)

Having window to front elevation, inset ceiling spotlights, radiator, heated towel rail, Karndean flooring, tiled walls and extractor. Fitted with a white suite comprising: panelled bath with mixer shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.

EXTERIOR

The property is approached by a block paved driveway which leads to a further block paved area providing off-road parking which gives access to the:

GARAGE

5.82m x 2.72m (19.1ft x 8.9ft)

Having up-and-over door, window to side, oil fired boiler providing for both domestic hot water & heating, plastered walls & ceiling with access to part boarded roof space with ladder.

Gated access to the:

GARDENS

To the side & rear of the property there are fully enclosed south & west facing lawned gardens with established borders. Having a large paved patio with circular paved feature, large garden shed and further paved area with summerhouse and raised decked area.

SERVICES

The property has mains electricity and water. Drainage is to a septic tank. Heating is via an oil fired boiler served by radiators and the property is double glazed. The current council tax is band E.

VIEWING

By appointment with Newton Fallowell - telephone 01507 499488.





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FALLOWELL**



Floorplan



AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within 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.

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Total area: approx. 235.7 sq. metres (2536.8 sq. feet)



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