

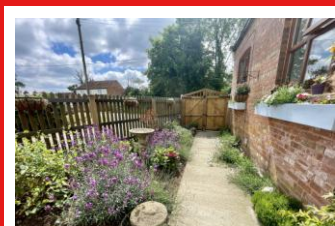


*The Old Chapel, Chapel Road,  
Tumby Woodside, PE22 7SP  
Asking Price Of £269,000*



- Unique Detached Home
- Former Methodist Chapel
- Beautifully Presented & Maintained
- 2 Bedrooms, En-suite Shower Room
- Small Colourful Gardens
- 2 Off-Road Parking Spaces

The Old Chapel is a delightful detached character property of unique charm and located within this rural hamlet of Tumby Woodside. Having undergone full renovation, the property has a large open-plan living/dining kitchen area with ample room and potential for addition of a Mezzanine floor to create further sleeping accommodation if required and subject to the relevant Planning consents. Set in delightful and colourful small gardens, this property certainly boasts a very individual charm.



Horncastle - 01507 526877 & Woodhall Spa - 01526 353185

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The renovation works include re-wiring, new kitchen, en-suite, wall and floor insulation, wooden framed sealed double glazed windows and has accommodation briefly comprising:

**SIDE ENTRANCE LOBBY** With both front and rear doors and door to:

**MAIN LIVING AREA** 32' 8" x 24' 0" (9.96m x 7.32m) Having high vaulted ceilings and timber flooring, central island with breakfast bar and cupboards and drawers under, stainless steel 1½ bowl in-set sink with mixer taps and instant hot water. Range of base cupboards and drawers under worktops with wall cupboards over. Built-in fan assisted electric double oven and grill, four ring ceramic hob, space and plumbing for washing machine, part-tiled walls.

**BEDROOM ONE** 15' 6" x 15' 2" (4.72m x 4.62m) Having high timber boarded vaulted ceiling, timber boarded walls and door to:

**EN-SUITE SHOWER ROOM** 9' 5" x 5' 2" (2.87m x 1.57m) Having walk-in double shower cubicle with electric shower unit (instant hot water), side modesty screen. Vanity hand

basin with double cupboards and drawers under and low level WC. Heated towel rail, in-set ceiling lights and extractor fan.

**BEDROOM TWO** 9' 8" x 8' 5" (2.95m x 2.57m) Having in-set ceiling lights, access to the roof void and door to side garden.

**OUTSIDE** Block paved off road parking for two vehicles with gravelled footpaths to one side through a wooden gate leading to the side entrance porch. To the other side are double wooden gates opening into a small garden with wide concrete footpaths and well stocked and colourful flower and shrub beds. There is a timber and felt garden **STORE SHED** which is available by separate negotiation, further gravelled patio area and footpaths to the rear. Outside lights and cold water tap.

**OUTGOINGS** - The property is situated within the East Lindsey District Council and we are advised is in Property Band C.

**POSSESSION** - Vacant possession will be given on completion.

**FIXTURES AND FITTINGS** - All those detailed are included in the sale.

**VIEWING** - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters





**MONEY LAUNDERING REGULATIONS:** Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

**BUILDING MEASUREMENTS:** All building measurements have been taken in accordance with the RICS code of measuring practice

**DISCLAIMER:** Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.

**MISREPRESENTATION ACT 1967 NOTICE:** Whilst every care is taken to ensure the accuracy of these particulars, -Walter's-, for themselves and for the vendors/lessors of this property whose agents are, give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of - Walter's- or their client. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Their client does not make or give, and neither -Walter's- nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.

