



16 Chapel Hill,
Ropsley. NG33 4BP



£265,000

- Recently Refurbished Stone Cottage
- Characterful Accommodation
- New Kitchen & Bathroom
- Sitting Room with wood burner
- Additional Reception Room/Bedroom
- Three Bedrooms
- Private Courtyard Garden
- Driveway Parking For 2 Cars
- Popular Village
- Freehold – Energy Rating F



Situated close to the centre of a pleasant village with a popular local school and social amenities is this delightful stone built attached cottage dating from the mid 19th Century and recently refurbished to provide a comfortable home of considerable charm and character. There is a refitted kitchen/breakfast room as well as a new bathroom and cosy sitting room now with a Clearview wood burning stove. A second reception room is suitable for a variety of uses and could even be utilised as an additional bedroom. Two of the three first floor bedrooms could be combined to provide a larger room if required. Outside there is a private and easily maintained courtyard garden with a new wooden summerhouse and driveway parking for two cars. Early viewing recommended.

ACCOMMODATION

ENTRANCE

Having tiled porch canopy and uPVC half glazed entrance door to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

5.36m x 4.34m (17'7" x 14'2")

Having deep sill windows to the front and rear with quarry tiled sills, uPVC double glazed window to the side elevation, a range of base and wall cupboards, inset sink and drainer, range cooker with chimney style extractor over, space and plumbing for washing machine, radiator, tiled splashbacks, exposed beams and stonework and tiled floor.





INNER HALL

Having staircase off to the first floor accommodation, central heating thermostat, radiator and external uPVC glazed door to the rear garden.

SITTING ROOM

4.07m x 3.54m (13'5" x 11'7")

A cosy room with a heavily beamed ceiling and recently fitted Clearview stove on a slate hearth, having radiator, uPVC double glazed window to the front elevation.

DINING ROOM / BEDROOM

3.12m x 3.10m (10'2" x 10'2")

A versatile room with uPVC double glazed window to the rear elevation, radiator and coving.

BATHROOM

2.82m x 1.38m (9'4" x 4'6")

Having uPVC obscure double glazed window to the side elevation, a panelled bath with shower attachment, wash basin with vanity storage beneath, worktop space to the side and concealed cistern WC, radiator/heated chromed towel rail, backlit LED mirror, metro style half tiled walls, tiled floor, LED spotlights.

FIRST FLOOR LANDING

Having uPVC double glazed window to the front elevation.

BEDROOM 1

4.21m x 3.29m (13'10" x 10'10")

With uPVC double glazed window to the front elevation, radiator, built-in airing cupboard containing insulated water cylinder, loft hatch to roof space.

BEDROOM 2

4.21m x 1.67m (13'10" x 5'6")

With uPVC double glazed window to the rear elevation and radiator.

BEDROOM 3

3.25m x 1.70m (10'8" x 5'7")

With uPVC double glazed window to the rear elevation and radiator.

Note

Bedrooms two and three could easily be combined to form a larger room if required.

OUTSIDE

The property stands in an elevated position behind a front garden with a stone retaining wall, lawn and a mixed hedgerow. There is gated side access to the rear garden and steps to the kitchen door. There is a parking bay giving ample private off-road parking for two vehicles. The rear garden is private and secure, in a courtyard style, with ornamental fence panels, a gravelled area, deck and a new timber SUMMERHOUSE.

SUMMERHOUSE

1.70m x 1.70m (5'7" x 5'7")

With electric light and power connected.

SERVICES

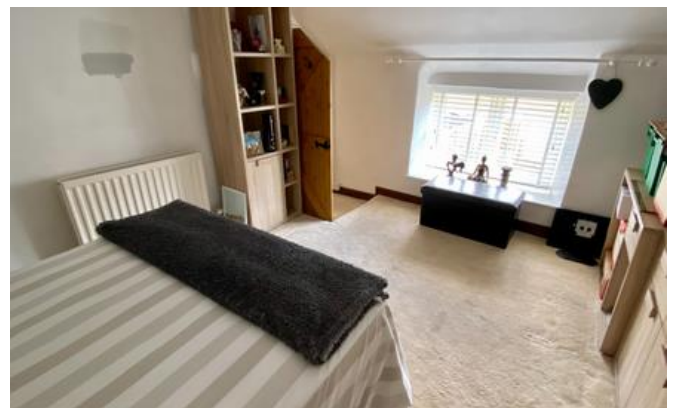
Mains water, electricity and drainage are connected. Oil fired central heating is installed with an external boiler and modern 1000 litre plastic bunded oil tank.

COUNCIL TAX

The property is in Council Tax Band B.

ROPSLEY

The village of Ropsley is approximately 5 miles east of Grantham and has its own primary school (Ropsley Church of England Primary School). The village hall offers a community space with football and cricket pitches, basketball court as well as a playground.





A short drive away is the town of Grantham which offers a vast array of amenities including several supermarkets and main line rail service to London King's Cross. From Grantham there is easy access to the A1 both north and south and the A52 to Nottingham. Grantham has successful Community, Special and Independent schools for children of all ages as well as the town's two grammar schools: Kesteven and Grantham Girls School and the King's Grammar School.

DIRECTIONS

From High Street continue south on to London Road taking the left turn on to the A52 Bridge End Road. Continue out of town following the A52 and at the roundabout take the first exit on to High Dyke. Continue along the A52 turning right on to Peck Hill and right into Chapel Hill. The property is on the right-hand side.

AGENT'S 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.

NOTE

Anti-Money Laundering Regulations – 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 a sale.

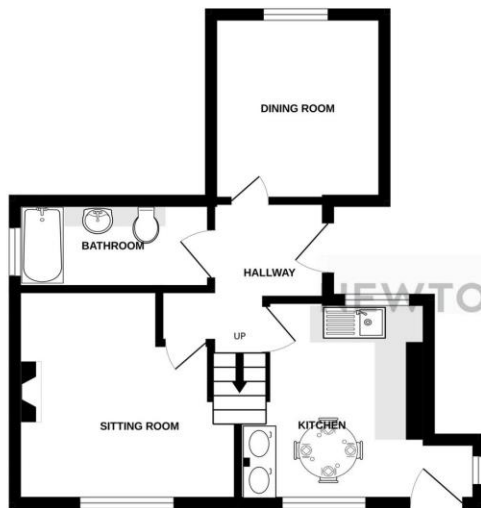
Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £250 if you use their services.

For more information please call in the office or telephone 01476 591900.



Floorplan

GROUND FLOOR



1ST FLOOR



NEWTONFALLOWELL



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.
Made with Metroplex ©2024



 **NEWTONFALLOWELL**

Newton Fallowell
68 High Street, Grantham, Lincs. NG31 6NR
01476 591900
grantham@newtonfallowell.co.uk