



The Old Chapel House, Scredington  
£399,950



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Freehold

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## Key Features

- Converted Chapel
- Character and Period Features Throughout
- Five Bedrooms
- Immaculately Presented
- Well Maintained Large Rear Garden
- Spacious Rooms
- EPC rating D
- Council Tax Band: C





In the quaint village of Screddington sits this Converted Chapel, now boasting Five Bedrooms with Character and Period Features Throughout. The property is immaculately presented, and also provides the opportunity of multi generational living with a downstairs bedroom and shower room. The large rear garden is also a particular feature of the property, with multiple seating areas, a driveway providing ample parking leading to the large single garage. The property comprises; Entrance Hall, Lounge, Kitchen, Utility Area, Dining Room, Conservatory, Downstairs Bedroom/Study with En Suite Shower Room, upstairs offers a further Four Bedrooms, En Suite and a Family Bathroom. An early viewing is highly recommended to fully appreciate the standard of property on offer.

### Entrance Hall

With timber entrance door, wooden flooring, under stairs storage cupboard and radiator.

### Lounge

5.57m x 3.63m (18'4" x 11'11")

Having feature brick build fireplace, TV point, BT point and radiator.

### Kitchen

3.82m x 3.63m (12'6" x 11'11")

Having a range of base and eye level units with work surface over, one and a half ceramic sink with mixer tap and drainer, double electric oven with hob and extractor hood over, space for american style fridge freezer, space and plumbing for washing machine and dishwasher, tiled flooring, double doors leading to conservatory. Small utility area to side with base and eye level units with work surface over, sink with mixer tap and drainer and window to rear aspect.

### Dining Room

4.31m x 3.30m (14'1" x 10'10")

With continued wooden flooring, Open archway in to kitchen, window to front aspect and radiator.

### Conservatory

5.01m x 2.52m (16'5" x 8'4")

Being brick and timber build with double glazed windows, tiled flooring, door to side and double doors leading to garden.

### Downstairs Bedroom Five

2.75m x 3.30m (9'0" x 10'10")

Having laminate flooring, window to front aspect and radiator.

### En Suite Shower Room

Three piece suite comprising electric shower, pedestal hand wash basin, low level wc, chrome heated towel rail and extractor fan.

### Landing

With stairs taken from Entrance Hall, exposed beam, BT point, access to loft and airing cupboard.





### Bedroom One

3.47m x 4.44m (11'5" x 14'7")

With wooden flooring, windows overlooking the rear garden, TV point, exposed beam, window to side aspect and radiator.

### En Suite

Three piece suite being fully tiled with double mains fed shower, hand wash basin, low level wc, chrome heated towel rail and extractor fan.

### Bedroom Two

3.69m x 3.60m (12'1" x 11'10")

With TV point, window overlooking rear garden and radiator.

### Bedroom Three

3.45m x 3.60m (11'4" x 11'10")

With window overlooking rear garden and radiator.

### Bedroom Four

2.60m x 3.25m (8'6" x 10'8")

With window to front aspect and radiator.

### Family Bathroom

Three piece suite comprising paneled bath with mains fed shower over, pedestal hand wash basin, low level wc, chrome heated towel rail, extractor fan and window to front aspect.

### Garage

5.32m x 4.54m (17'6" x 14'11")

Large single garage with garage door to front, personnel door to side, windows to side and rear, electric and lighting.

## Outside

The front of the property is of low maintenance being laid to gravel with wrought iron fence. Vehicle access through neighbouring driveway to rear garden.

The rear garden is immaculately presented, offering multiple areas for seating and is larger than first appears. Taken from the conservatory is a small area laid to lawn with gravel pathway, further large area to side laid to decking providing space for tables and chairs. The block paved driveway runs through the middle of the garden to the single garage, further area laid to gravel with shrubbery and lawn. Further space to the side of the garage, mainly being laid to lawn with another patio area, decorative borders and shrubbery.

## Agents Note

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# Floorplan



TOTAL FLOOR AREA : 1990 sq.ft. (184.9 sq.m.) approx.

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