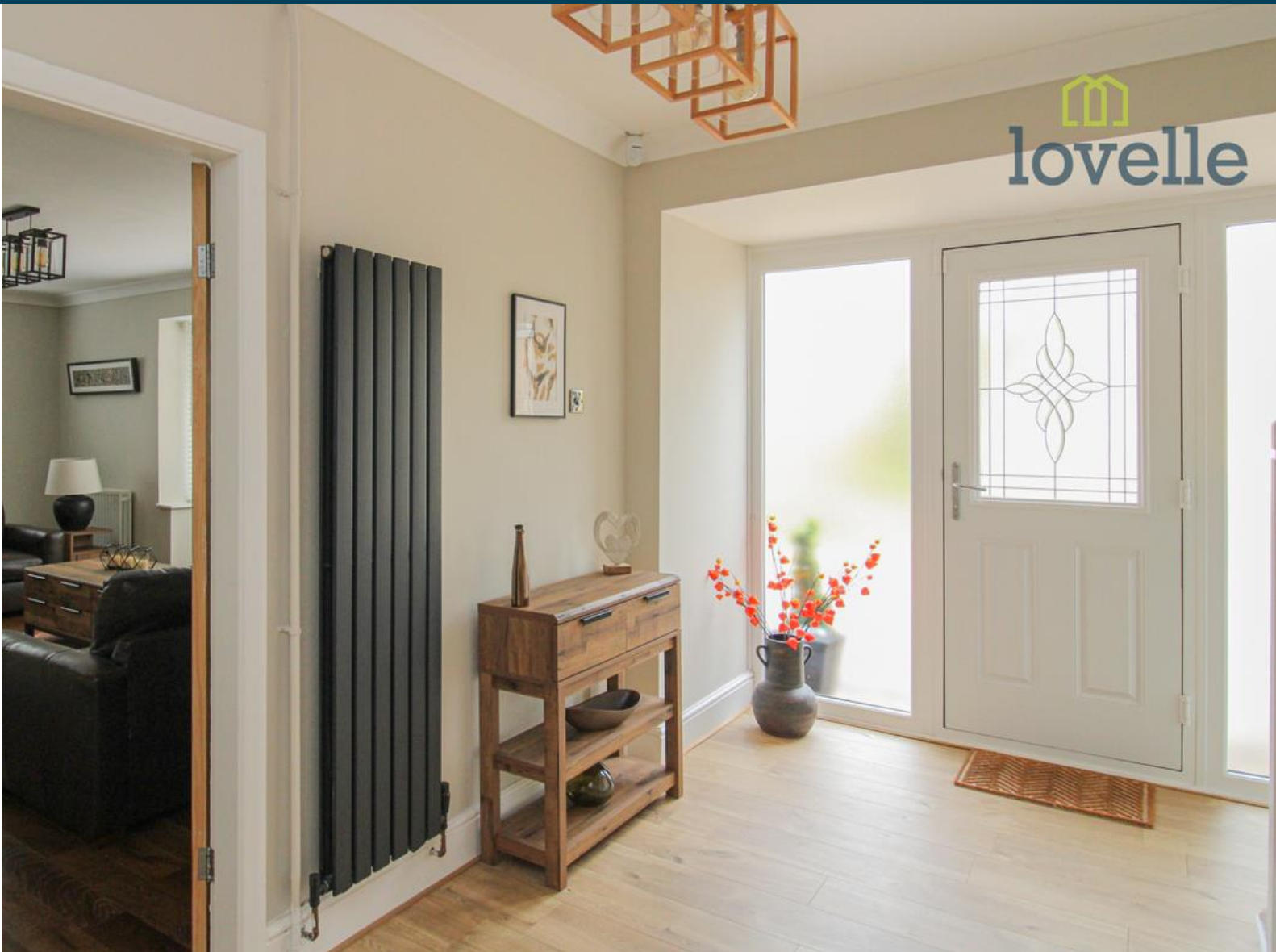


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Chapel Lane, Ashby Cum Fenby



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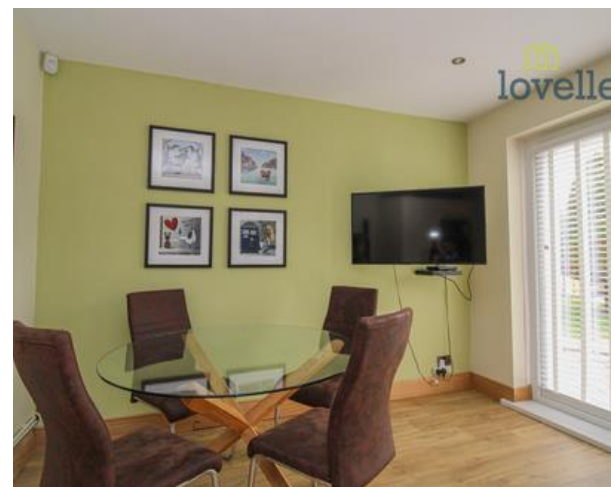
£440,000



Stylish and immaculately presented within the picturesque village of Ashby Cum Fenby....

Key Features

- Sought After Location
- Picturesque Village
- Generous Plot (0.24 acre STS)
- Spacious & Versatile Accommodation
- Oil Central Heat & uPVC DG
- Immaculately Presented
- EPC rating D
- Tenure: Freehold





Lovelle offer to market this incredibly spacious and immaculately presented three/four bedroom detached house, located within sought after village of Ashby cum Fenby. This beautiful and picturesque village is situated on the fringe of the renowned and protected 'Area of Outstanding Natural Beauty', Lincolnshire Wolds. Boasting a generous size 0.24 acre plot (sts), this exquisite property is one not to be missed! Viewings are highly recommended.

Hall

2.75m X 4.71m

Spacious and welcoming hall with stairs leading to the first floor, wood effect flooring and radiator. Cloak cupboard.

Cloakroom

0.97m X 1.61m

Exquisite part tiled suite with wc and white high gloss vanity unit incorporating wc. Window with obscured glass.

Lounge

4.37m X 5.83m

Superbly presented with the focal point being the freestanding log burner inset into the chimney breast, complimented with a light oak floating mantel. Dark wood effect flooring, two radiators and dual aspect windows.

Bedroom 4 / Dining Room

6.16m X 2.73m

Neutrally decorated with wood effect flooring, two radiators and dual aspect windows.

Sitting Room

3.35m X 4.58m

Decorated in neutral colours with wood effect flooring, radiator and french doors opening into the rear garden.

Kitchen/Diner

5.87m X 4.37m

An exquisite fitted kitchen with solid oak worktops incorporating 1 & 1/3 sink with mixer tap and induction hob with extractor hood over. Two built-in ovens. Integrated dishwasher. Space for American style fridge freezer. Dining area with french doors opening into the rear garden. Wood effect flooring flows through to a walk-in pantry cupboard.

Utility Cupboard

1.17m X 2.50m

Plumbing for washing machine.

Rear Lobby

0.98m X 1.21m

Leading from the kitchen with wood effect flooring, entrance door opening into the garage.

Landing

N/a

Decorated to match the hall.

Bedroom 1

4.26m X 3.49m

Spacious and light room with fitted wardrobes, wood effect flooring, radiator and dual aspect windows.

En-suite

1.74m X 1.71m

Modern part tiled suite comprising of; shower cubicle, wash hand basin with vanity unit, towel radiator and window with obscured glass.

Bedroom 2

4.87m X 2.77m

Dual aspect windows, wood effect flooring and radiator.

Bedroom 3

4.16m X 2.89m

An excellent size double bedroom with wood effect flooring, radiator and window to the front aspect.

Bathroom

3.23m X 1.70m

Stylish suite with tongue and groove panelling, large bath, shower cubicle, wc, wash hand basin, radiator and window with obscured glass.

Front Garden

N/a

Block paved driveway leading to the garage. Lawn and well stocked flower borders. Two sycamore trees to the front boundary, both being protected by preservation orders.

Rear Garden

N/a

Private and south facing, boasting a range of mature trees and shrubs. Large area of lawn, vast selection of patio area, timber garden shed and log store. Outside lighting and power sockets.

Garage

9.55m X 2.89m

Light and power, vehicle access up and over door, dual aspect windows and entrance door to both the rear garden and rear lobby.

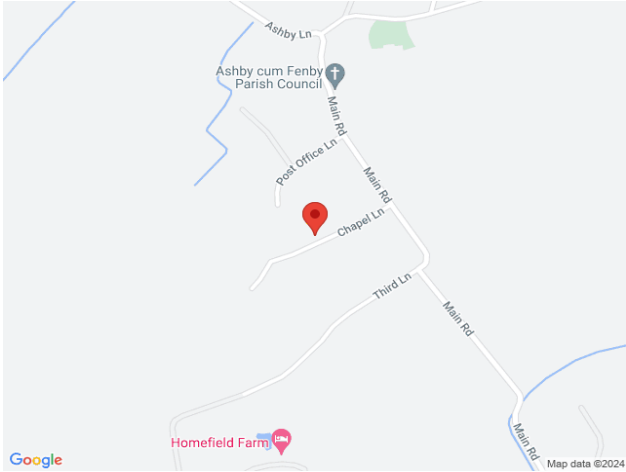
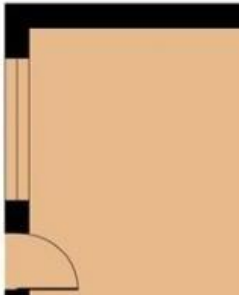






Chapel Lane, Ashby-cum-Fenby, Grimsby, DN37

Denotes restricted head height



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