

Buy. Sell. Rent. Let.



Chapel Lane, Great Carlton



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When it comes to
property it must be


lovelle



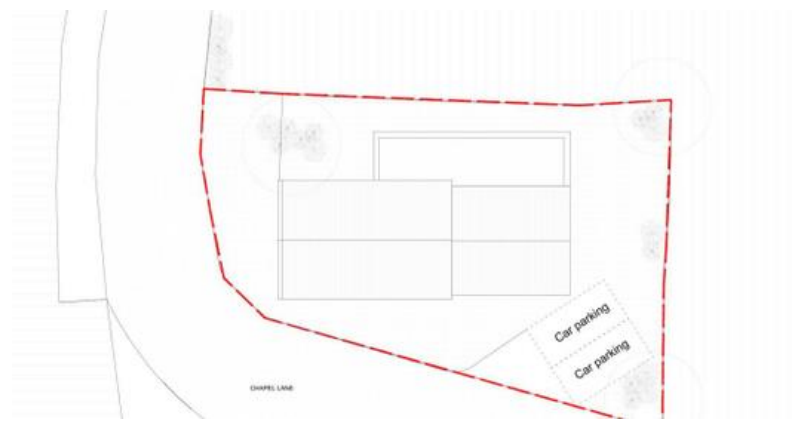
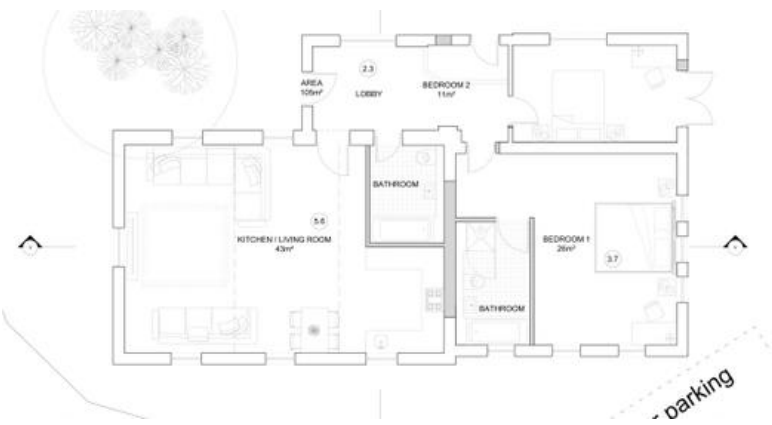
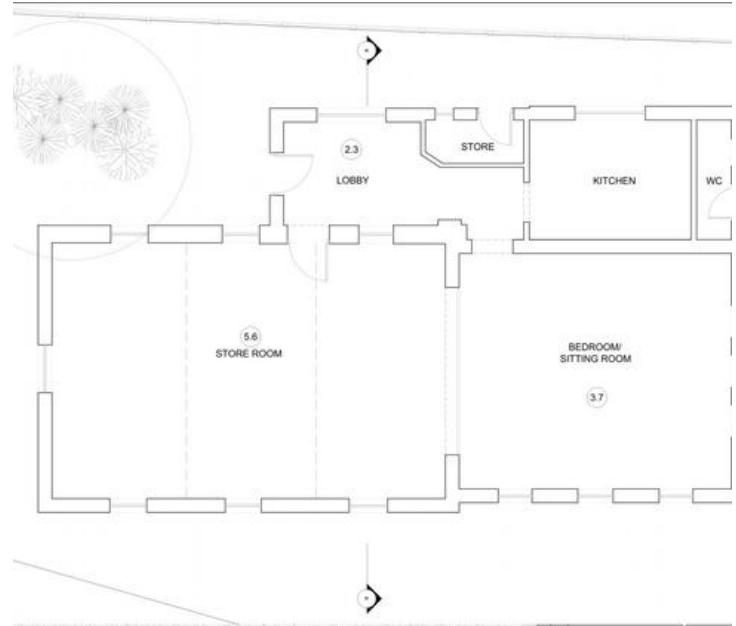
£140,000



Lovelle Estate Agency are delighted to bring to the market this rare opportunity to acquire a former chapel located in the quiet village of Great Carlton. Located just a 15 minute drive from the market town of Louth. The former chapel benefits from full planning permission to be converted into a two bedroom home with open plan living kitchen diner, a family bathroom and en-suite bathroom to the master bedroom.

Key Features

- Quiet Village Lane Location
- Rare Opportunity
- Planning Permission Granted
- Conversion To A 2 Bedroom Home
- Parking For Two Vehicles
- Open Field Views
- EPC rating Exempt
- Tenure: Freehold



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Planning Permisson

Full information on the proposed conversion can be found by heading to the East Lindsey District Council Planning Portal and quoting the reference number N/063/00931/21.

A building regulations conditional approval is also in place as well as planning conditions that have been discharged. Certain works have been started to implement the planning approval.

The current owners have had an ASHP fitted (brand new) ready for connection for a new heating system aswell as the installation of an EV charger.

All mains drainage, water and electricity (smart metered) are connected and working.

Entrance Hall

7'4" x 16'9" (2.2m x 5.1m)

Hardwood entrance door to the front elevation. UPVC double glazed window to the side elevation. Wall mounted electric consumer unit and meter. Doors leading to the front room, rear room and kitchen area.

Front Room

18'7" x 28'9" (5.7m x 8.8m)

With three windows to the side elevation, an additional two windows to the opposite elevation and a one to the front. Bi folding door leading to the rear room which opens the space through.

Rear Room

17'0" x 19'11" (5.2m x 6.1m)

Three windows to the rear elevation and three uPVC double glazed windows to the side elevation. Access to the loft space.

Kitchen Area

11'6" x 8'5" (3.5m x 2.6m)

UPVC double glazed window to the side elevation. White ceramic butler sink unit and plumbing.

Outside

The chapel sits on a plot with open fields to the rear and side with potential gardens to the front side and rear with the planning in place to create two parking spaces.

Tenure

We understand the tenure of this property is Freehold.

Local Authority

This property falls within the geographical area of East Lindsey Council - 01507 601111.

<https://www.e-lindsey.gov.uk/>

Viewings

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01507 603366.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points

likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

Mortgage Advice

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01507 603366 to arrange an appointment.

Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

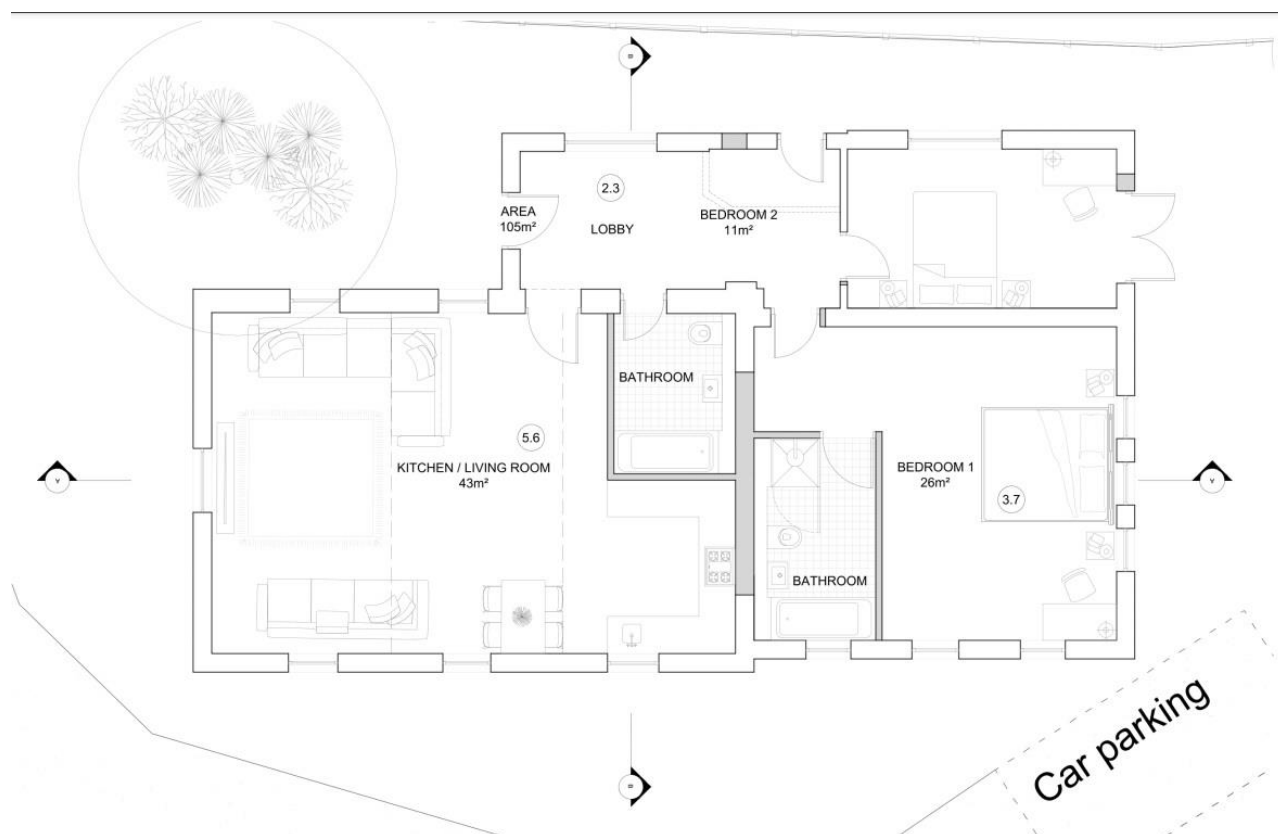
Agents Notes

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They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



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