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Chapel Lane, Ashby Cum Fenby



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property it must be


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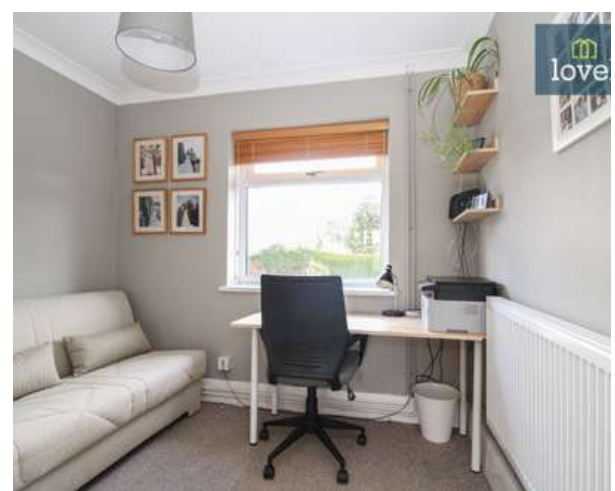
£625,000

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This immaculate five/six-bedroom detached house in the picturesque village of Ashby Cum Fenby, on the edge of the Lincolnshire Wolds, offers spacious living with four/five reception rooms, three bathrooms, and a potential self-contained annex, set within a substantial 0.96-acre plot (sts) with private grounds, far-reaching field views, and an abundance of local amenities and outdoor activities.

Key Features

- Detached With Double Garage
- Versatile Accommodation
- Impressive 0.96 Acre Plot (STS)
- Oil Fired Heating
- Solar Panels
- Large Private Driveway
- EPC rating D
- Tenure: Freehold





Presented for sale is an immaculate, detached house nestled in the sought-after location of Ashby Cum Fenby Village, on the edge of the picturesque Lincolnshire Wolds. This property sits at the end of a village lane and boasts far-reaching field views. Surrounded by green spaces, walking and cycling routes, this property offers the perfect balance of village life and outdoor pursuits.

The house sits on a substantial south west facing plot of 0.96 acres (sts), complete with a protected wildlife pond and an allotment area. At the rear of the property, uninterrupted views of fields can be enjoyed along with a wonderful patio area that runs across the rear of the property that allows for beautiful sunset views and summer outside dining. The house itself is approached via a long, private driveway leading up to a double garage, providing ample off-road parking. The home is surrounded by private grounds, adding to the sense of tranquillity and seclusion.

Internally, the property is of an excellent condition with a welcoming hallway upon entry. It boasts four/five well-appointed reception rooms, a kitchen, five/six bedrooms and three bathrooms. The reception rooms consist of a cosy snug with fitted storage, a study, a spacious garden room with dual aspect windows and doors leading to the garden, and a lounge with a stone fire surround and multi-fuel stove. The lounge also benefits from dual aspect windows and doors leading to the garden, ensuring the room is bathed in natural light.

The kitchen is fitted with country-style units and Corian worktops. It is equipped with an oven, dishwasher, hob and offers ample space for a dining table. A utility room adjoins the kitchen, offering additional storage and workspace.

The property offers five/six versatile bedrooms. Bedrooms one, two, four and five are generous double rooms, with bedroom five forming part of a potential self-contained annex. Bedroom three is a comfortable single room. Bedroom six offers a versatile space which could be utilised as an additional bedroom or reception room and there are fitted wardrobes to both bedroom 1 and 3.

The bathrooms are well maintained and modern. Bathroom one is a shower room located on the ground floor, also forming part of the potential annex. Bathrooms two and three are located on the first floor, with bathroom two being a family bathroom featuring a shower over the bath, and bathroom three being a shower room.

Unique features of this property include solar panels, oil central heating and uPVC double glazing, ensuring a high level of energy efficiency.

This property is ideally suited for families, offering ample space both internally and externally. With the possibility of a self-contained annex, it provides flexibility for multi-generational living or guest accommodation. The home is located in a peaceful setting, yet close to neighbouring village amenities, making it an ideal place for those seeking a relaxed lifestyle.

In summary, this immaculate, well-located and spacious property, with its unique features and substantial plot, offers an exciting opportunity for prospective buyers seeking a family home with an abundance of charm and character.

Measurements

Lounge 4.68m X 6.72m
Garden Room 7.43m X 4.38m
Snug 3.70m X 3.90m
Office 2.74m X 2.36m
Reception Room / Bedroom 4.58m X 4.90m
Kitchen 3.33m X 7.33m
Bedroom 1 5.49m X 3.99m
Bedroom 2 4.31m X 2.52m
Bedroom 3 3.33m X 2.60m
Bedroom 4 3.33m X 2.75m
Bedroom 5 4.83m X 4.56m
Garage 6.06m X 6.45m

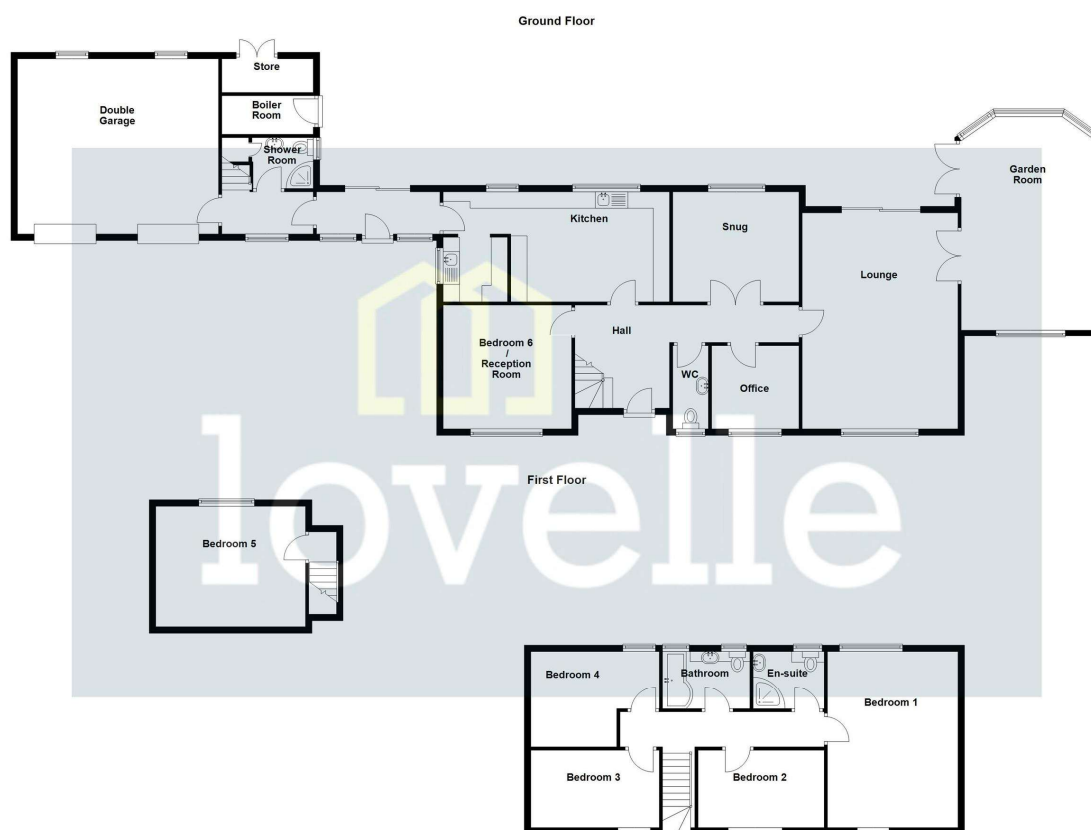
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Mobile and broadband

It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.





Please be advised that the floor plan is not drawn to scale and items such as window placements and bathroom/kitchen fixtures are not accurate, the plans are not to be relied upon and are to be used for illustrative purposes only.
Plan produced using PlanIt.

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