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## Chapel Side, Bishop Norton



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property it must b

The Lovelle logo, featuring a stylized house icon above the word "lovelle" in a lowercase, sans-serif font.

lovelle





£395,000



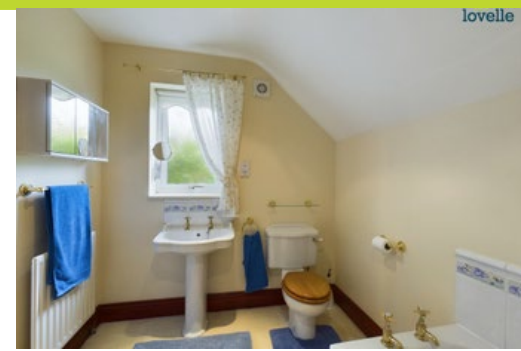
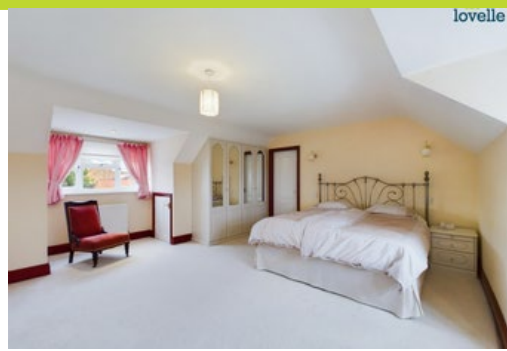
SPACIOUS DETACHED FAMILY HOME IN POPULAR VILLAGE LOCATION. Occupying a generous plot this spacious and flexible home offers entrance hall, lounge, study / bed4, kitchen diner, conservatory, utility, 3 further bedrooms, 2 ensuites and bathroom. Gardens, Garage & Driveway. NO ONWARD CHAIN

Key Features

- Detached Family Home
- Popular Village Location
- Spacious & Flexible Accommodation
- Entrance Hall, Lounge, Study / Bed 4
- Kitchen Diner, Utility, WC
- Conservatory, Bedroom 3, Ensuite
- EPC rating D
- Tenure: Freehold







## Situation

Bishop Norton is a small rural village located in Lincolnshire. Nestled in the heart of the English countryside, it is characterized by its picturesque landscapes and rolling fields. The village has a quiet, close-knit community atmosphere, reflecting the rural charm of the area. Bishop Norton is surrounded by farmland, with agriculture playing a central role in the local economy and lifestyle. The village's history is tied to the broader agricultural and pastoral heritage of Lincolnshire, making it a peaceful spot that embodies traditional English village life.

## Entrance Hall

5.54m x 3.06m (18'2" x 10'0")

uPVC front entrance door, double glazed window to front aspect, 2 radiators, 2 cloak cupboards and stairs to first floor accommodation

## Lounge

4.28m x 4.04m (14'0" x 13'4")

double glazed bay window to front aspect, radiator and feature fire place

## Study / Bedroom 4

4.25m x 3.98m (13'11" x 13'1")

double glazed window to front aspect and radiator

## Bedroom 3

4.38m x 3.97m (14'5" x 13'0")

double glazed window to rear aspect and radiator

## Ensuite

2.53m x 1.81m (8'4" x 5'11")

3 piece suite comprising low level WC, pedestal hand wash basin, panelled bath, tiled splash backs, tiled flooring, radiator and double glazed window to rear aspect

## Kitchen Dining Room

3.06m x 8.32m (10'0" x 27'4")

a range of fitted wall and base units, sink unit, space for cooker, integrated dishwasher, integrated under counter fridge, tiled splash backs, vinyl flooring, 2 radiators and 2 double glazed windows to rear aspect

## Conservatory

3.83m x 3.45m (12'7" x 11'4")

brick built base, radiator and uPVC French doors to rear garden



## Utility Room

2.7m x 1.6m (8'11" x 5'2")

a range of fitted wall and base units, oil boiler, space for tumble dryer, space and plumbing for washing machine, sink unit, tiled splash backs, vinyl flooring, radiator, double glazed window to side aspect and uPVC rear entrance door

## WC / Cloakroom

0.83m x 1.63m (2'8" x 5'4")

low level WC, hand wash basin, radiator, tiled splash backs, vinyl flooring and double glazed window to side aspect

## Landing

3.99m x 3.28m (13'1" x 10'10")

double glazed window to front aspect, radiator and access to eaves storage

## Bedroom 1

4.51m x 5.14m (14'10" x 16'11")

double glazed windows to front and rear aspects, 2 radiators, access to eaves storage and a range of fitted furniture

## Dressing Room

1.68m x 2.94m (5'6" x 9'7")

double glazed window to side aspect, radiator and a range of fitted furniture

## Ensuite

2.21m x 2.97m (7'4" x 9'8")

4 piece suite comprising low level WC, pedestal hand wash basin, panelled bath, shower cubicle, tiled splash backs, radiator and double glazed window to side aspect

## Bedroom 2

4.5m x 4.39m (14'10" x 14'5")

double glazed windows to front and rear aspects, 2 radiators and access to eaves storage

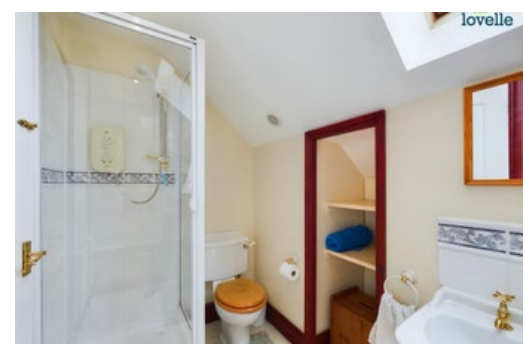
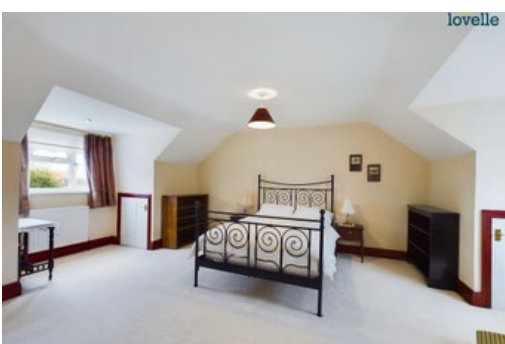
## Bathroom

1.55m x 3.32m (5'1" x 10'11")

4 piece suite comprising low level WC, pedestal hand wash basin, panelled bath, shower cubicle, tiled splash backs, radiator, fitted storage and double glazed window to rear aspect

## Gardens

occupying a good sized plot being mostly laid to lawn, with paved patio area, timber shed, greenhouse and planted shrubs, plants and trees





## Double Garage

5.13m x 4.65m (16'10" x 15'4")

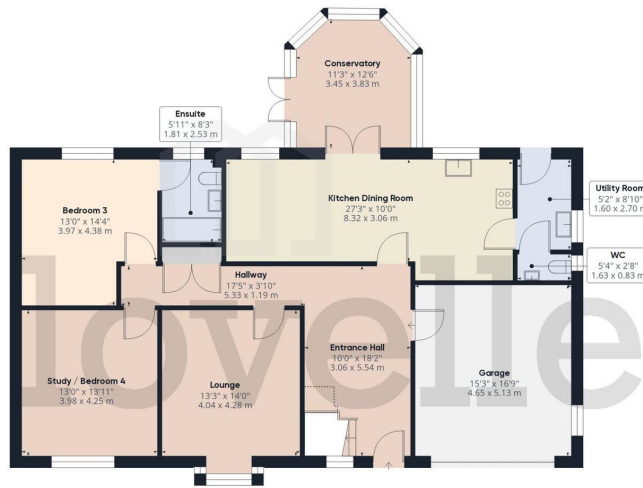
electric up and over door, power, lighting and double glazed window to side aspect

## Driveway

extensive driveway providing ample off road parking for a number of vehicles

## Agents Notes

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Ground Floor



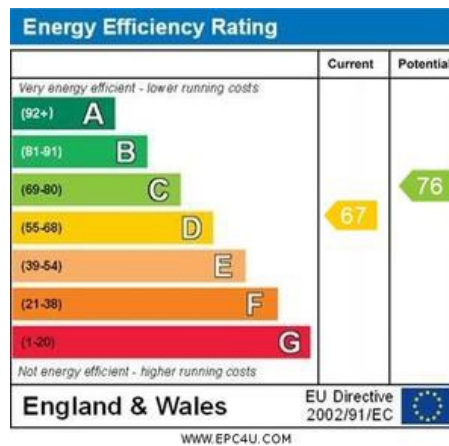
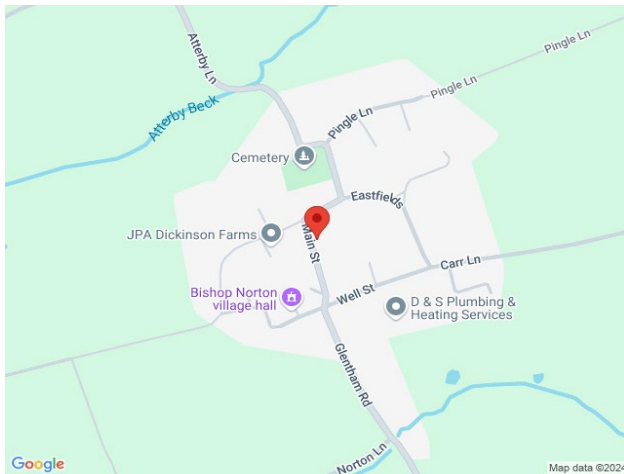
Approximate total area<sup>(1)</sup>  
2454.71 ft<sup>2</sup>  
228.05 m<sup>2</sup>

Reduced headroom  
32.18 ft<sup>2</sup>  
2.99 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.



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it must be



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