



Chapter House - Middlegate Mews, Melton Ross, N. Lincolnshire



5



3



4

Offers over £700,000


lovelle





lovelle



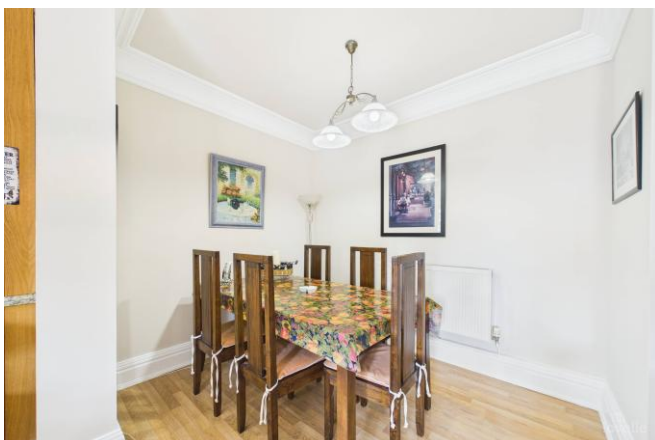
lovelle





Key Features

- Total Floor Area: 401 Square Metres
- Breakfast Room/Snug & Bespoke Kitchen
- Formal Dining Room
- Lounge & Leisure Room
- Utility Room, Drying Room & Two WCs
- Five Bedrooms
- Two En-Suites & Family Bathroom
- Double Garage & Driveway
- Landscaped Gardens
- Brick-Built Summer House & (Former) Pool
- EPC rating A







DESCRIPTION

Property benefits from an EPC rating A and 47 photovoltaic panels. Helping to reduce costs and monthly bills.

Welcome to this stunning property in the heart of the picturesque village of Melton Ross.

Approaching down a private road, you are greeted by an open front garden with a manicured lawn enhancing the stature of this home which is finished with an integral garage and an ample driveway. Once inside, the spacious entrance hall invites you to explore. To your right is the formal dining room with an Adam style fireplace, perfect to host a party or enjoy a family gathering. To your left is the guest bedroom with an en-suite and the downstairs WC, while the staircase takes you to the first floor with further three bedrooms, family bathroom and extra storage space adding versatility to the property. Also to your left is the principal bedroom which overlooks the garden. Continuing, straight ahead is the fully equipped kitchen which is a multifunctional space with a breakfast area and room for the family to enjoy and unwind in. While the multiple utility areas add extra storage and functionality.

Finishing the ground floor is the substantial lounge and the leisure room, with access under to the inground pool (revertible) and views of the landscaped garden - wonderful spaces to relax in, entertain guests or enjoy with family.

Moving to the garden, this is fully enclosed with a delightful patio area and a further decking area to the brick-built summer house which offers a calming vista of the pond. Mature shrubbery, trees and colourful plantings envelope you in a haven of nature.

This property expertly blends functional living and ultimate comfort!

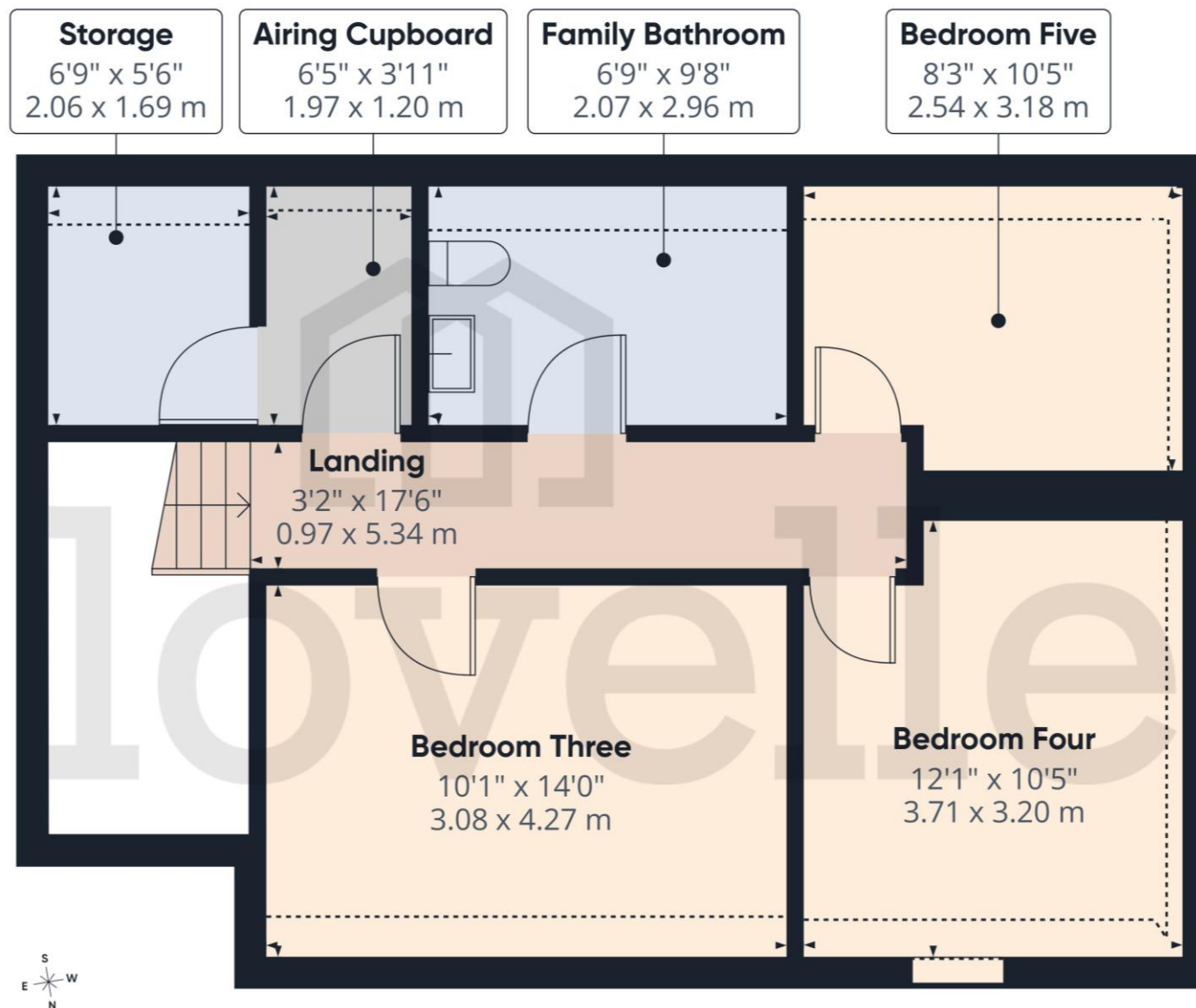
Book your viewing today.



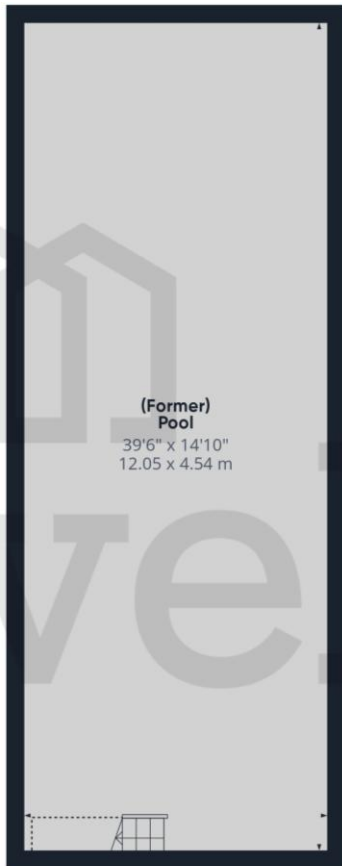
FLOORPLAN



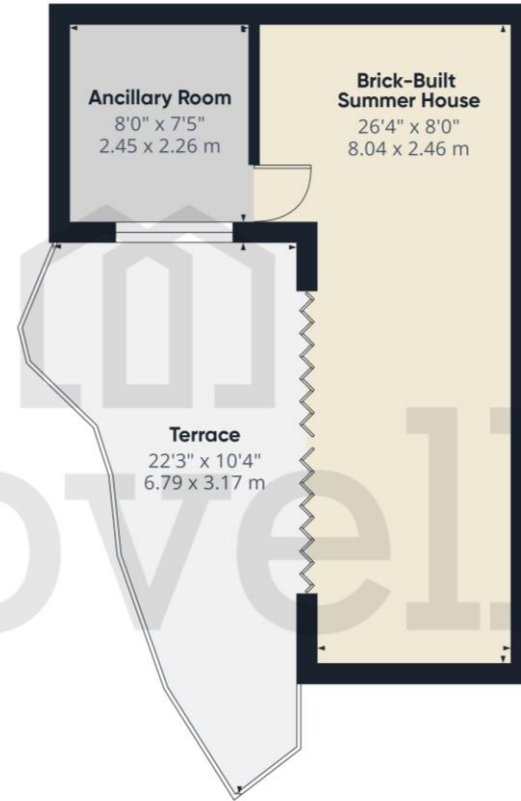
Ground Floor Building 1



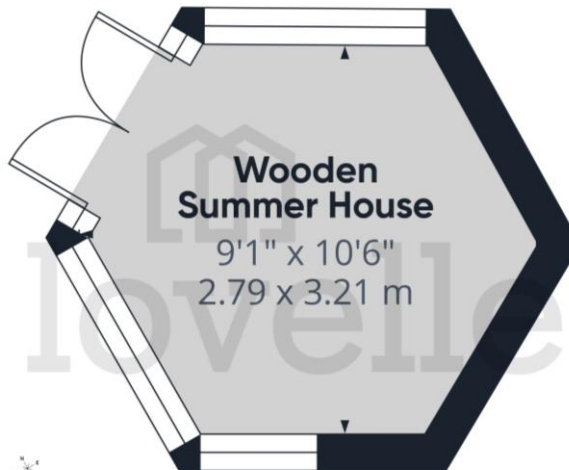
Floor 1 Building 1



Floor -1 Building 1



Ground Floor Building 3



Ground Floor Building 2

Chapter House - Middlegate Mews, Melton Ross, North Lincolnshire

TENURE

The Tenure of this property is Freehold.

COUNCIL TAX

Band G

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01652 636587. 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

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01652636587 to arrange an appointment.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- 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.

SKB Estates Limited T/A Lovelle Estate Agency

HOW TO MAKE AN OFFER

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 <https://www.lovell.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available. We have a one stop shop to satisfy all of these needs so please ask.

Score	Energy rating	Current	Potential
92+	A	94 A	97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

Follow us on:



ENTRANCE HALL 5.68m x 3.74m (18'7" x 12'4")

Entered through double opening UPVC doors with sidelights into the entrance hall. Doors to all principal rooms and a staircase to first floor accommodation.

FORMAL DINING ROOM 4.83m x 6.32m (15'10" x 20'8")

Spacious room for the whole family to enjoy or entertain guests. Flooded with light thanks to the multiple windows to the front elevation.

OPEN PLAN BREAKFAST KITCHEN: 7.05m x 8.32m (23'1" x 27'4")

BREAKFAST ROOM/SNUG

Calming and cosy room with a brick Inglenook fireplace housing a modern cast iron woodburning stove sitting on a tiled hearth. Perfect for those cold winter evenings. Finished with a breakfast area and double opening French doors to the rear garden and patio.

KITCHEN

Bespoke range of wall and base units in solid oak with contrasting granite work surfaces and decorative tiled splashbacks. Inset sink and drainer with a swan neck mixer tap and an integral dishwasher. Freestanding gas and electric Rangemaster cooker with multiple ovens, warming cupboard and a multi burner hob with an extraction canopy over.

Multiple windows to the rear elevation and a door to the utility areas.

UTILITY ROOM 3.09m x 2.23m (10'1" x 7'4")

Base units with a contrasting work surface. Stainless steel sink and drainer with hot and cold water taps. Plumbing for a washing machine and space for a tumble dryer.

Door to the pantry, double garage, drying room and WC.

PANTRY 2.47m x 1.01m (8'1" x 3'4")

Storage shelving.

DRYING ROOM 1.88m x 3.18m (6'2" x 10'5")

Towel rail radiator and pulley drying racks.

WC 1.01m x 2.28m (3'4" x 7'6")

Two piece suite incorporating a push button WC and a pedestal wash hand basin with hot and cold water taps.

POOL ACCESS 0.99m x 5.37m (3'2" x 17'7")

Access to the inground pool and underfloor plumbing.

(FORMER) POOL 12.05m x 4.54m (39'6" x 14'11")

Possibility to revert to an inground pool.

LOUNGE 8.54m x 6.5m (28'0" x 21'4")

Bright and airy room with a feature Adam style fireplace and housing an electric fire. Perfect for those cold winter evenings.

Arched window and double opening French doors to the side elevation overlooking the garden.

LEISURE ROOM 5.18m x 6.43m (17'0" x 21'1")

Currently used as a library with the potential to be turned into a gym or a cinema room.

Quaint room with an Adam style fireplace and housing an electric fire.

Arched window to the side elevation.

PRINCIPAL SUITE:

BEDROOM 4.55m x 4.4m (14'11" x 14'5")

Fitted bedroom furniture incorporating multiple wardrobes and shelving.
Multiple windows to the rear elevation. Door to the en-suite.

EN-SUITE 2.79m x 3.62m (9'2" x 11'11")

Four piece bathroom suite incorporating a double ended bathtub with hot and cold water taps, walk-in shower cubicle with a rain shower over, vanity wash hand basin with a mixer tap and a low flush WC. Decorative panelling throughout and a towel rail radiator.
Dual aspect with windows to the front and rear elevations.

GUEST SUITE:

BEDROOM TWO 4.42m x 3.58m (14'6" x 11'8")

Built-in wardrobe and two windows to the front elevation.
Door to the en-suite.

EN-SUITE 2.16m x 2.23m (7'1" x 7'4")

Three piece suite incorporating a walk-in shower cubicle with a shower over, push button WC and a vanity unit with a wash hand basin and a mixer tap.
Decorative tiles throughout.

DOWNSTAIRS WC 1.86m x 1.76m (6'1" x 5'10")

Two piece suite incorporating a low flush WC and a vanity wash hand basin with hot and cold water taps and a large guest mirror.
Window to the front elevation.

FIRST FLOOR ACCOMMODATION:

BEDROOM THREE 3.08m x 4.27m (10'1" x 14'0")

Two roof windows to the front elevation.

BEDROOM FOUR 3.71m x 3.2m (12'2" x 10'6")

Roof window to the front elevation.

BEDROOM FIVE 2.54m x 3.18m (8'4" x 10'5")

Roof window to the rear elevation.

FAMILY BATHROOM 2.07m x 2.96m (6'10" x 9'8")

White three piece bathroom suite incorporating a "P" shaped bathtub with a shower over, push button WC and a full vanity unit with a wash hand basin.

Decorative tiles throughout and a roof window to the rear elevation.

AIRING CUPBOARD 1.97m x 1.2m (6'6" x 3'11")

Storage shelving for linen and clothing.

STORAGE 2.06m x 1.69m (6'10" x 5'6")

Storage cupboard with shelving.

OUTSIDE THE PROPERTY:

FRONT ELEVATION

Minimalist front garden, fully laid to lawn with mature trees and shrubbery adorning it. Block paved driveway to the side offering ample off-street parking and access to the double garage. To the right is gated access to the oil tank and garden storage. To the left - gated access to the rear of the property.

DOUBLE GARAGE 6.18m x 6.58m (20'4" x 21'7")

Electric doors, power and lighting. Access to the plant room.

PLANT ROOM 3.09m x 2.23m (10'1" x 7'4")

Plumbing for the pool, housing the boiler and an air circulation unit.

SOLAR PANELS

Benefitting from 47 photovoltaic panels.

REAR ELEVATION

Fully enclosed by wooden fencing, making it feel private and cosy. Adorned with a manicured lawn and a delightful pond. Bursting with colourful plantings, mature trees and shrubbery. Calming space to unwind in and enjoy nature's beauty. A patio area and a further decking area add great spaces to entertain guests, family or enjoy a quiet moment to yourself. Finished with a brick-built summer house and a charming wooden summer house.

WOODEN SUMMERHOUSE 2.79m x 3.21m (9'2" x 10'6")

Octagonal leisure room overlooking the pond and waterfall. Perfect for entertaining. Power and lighting.

BRICK-BUILT SUMMER HOUSE:**LIVING/DINING ROOM** *8.04m x 2.46m (26'5" x 8'1")*

Bright room with bi-fold doors overlooking the pond. Range of base units with a contrasting work surface and tiled splash backs. Integral electric oven and a space for an under counter appliance. Inset sink and drainer with swan neck mixer tap.

ANCILLARY ROOM *2.45m x 2.26m (8'0" x 7'5")*

Possibility to be converted into a bedroom or a bathroom.

TERRACE *6.79m x 3.17m (22'4" x 10'5")***LOCATION**

*The property has direct access to A180, Barnetby Mainline Train Station and Humberside International Airport.

The village of Melton Ross was originally known as Medeltone, meaning "middle farmstead" while Ross refers to the de Ros family, who used to own all the land which is now the village.

BROADBAND TYPE

Standard- 20 Mbps (download speed), 1 Mbps (upload speed).

MOBILE COVERAGE

Outdoors - Good,

Indoors - OK,

Available - EE, Vodafone.

*

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Landmark who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks for buyers is £24.00 (incl. VAT) per client, which covers the cost of obtaining relevant data and any manual checks and monitoring which is required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Landmark, and is non-refundable. We will receive some of the fee taken by Landmark to compensate for its role in the provision of these checks.

