

The Chapel Chapel Lane, Ingoldsby

£355,000

NEWTON FALLOWELL

The Chapel Chapel Lane

Ingoldsby, Grantham

Unique converted chapel in secluded village setting, 4 bedrooms, open plan living, home office, private garden, parking, original features, near Grantham and local amenities, 1635 sq ft.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Splendid Converted Chapel
- Four Bedrooms
- Delightful Village Position
- Stylish Shower Room
- Entrance Hall and Ground Floor WC
- Driveway Parking and Turning Area
- Superb Open Plan Kitchen/Living Room
- Highly Private Rear Garden
- Landing/Study
- Home Office and Garden Buildings















RECEPTION HALL

24' 7" x 6' 6" (7.50m x 1.97m)

Having a wide solid hardwood entrance door, tiled floor, staircase off to the first floor accommodation, utility area with plumbing for washing machine, built-in cupboard containing driven air unit, Vanguard programmable electric radiator and two arched windows to the side elevation.

CLOAKROOM / WC

5' 7" x 3' 0" (1.70m x 0.91m)

Having low level WC., wash basin with vanity storage below, half panelled walls and tiled floor.

KITCHEN / LIVING ROOM

25' 11" x 24' 6" (7.90m x 7.47m)

A large and most appealing open-plan living space with various defined areas including a kitchen, sitting area, dining area and leisure space. There are four windows, tiled floor, a partition with generous display shelves, exposed timbers, wood stove with exposed flue and in the kitchen area a generous range of base cupboards with hardwood working surfaces over and island also with polished hardwood surface and integral shelving. There is a stainless steel sink and drainer, integrated oven and hob, space and plumbing for dishwasher, spotlights.

FIRST FLOOR GALLERIED LANDING/STUDY

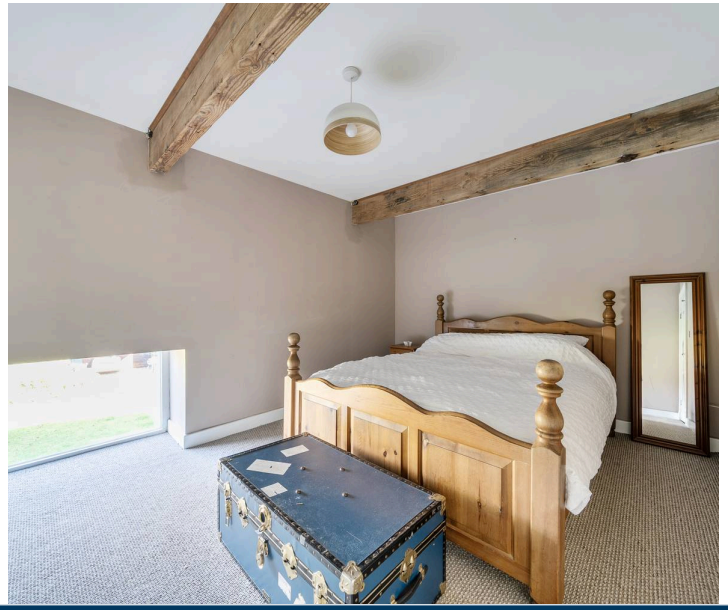
24' 7" x 6' 6" (7.50m x 1.97m)

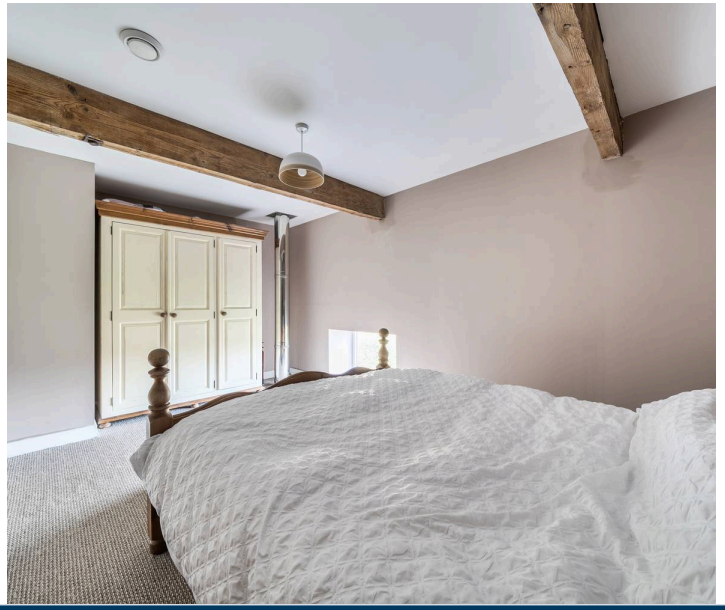
A return staircase leads to the first floor accommodation, leading to a galleried landing/study which has two arched windows to the side elevation, exposed beam and loft hatch access.

INNER HALL

With Vanguard programmable electric radiator, exposed beams and built-in airing cupboard.







BEDROOM ONE
15' 8" x 9' 11" (4.78m x 3.03m)
Having window to the rear elevation, two exposed beams and stainless steel chimney flue.

BEDROOM TWO
12' 4" x 9' 9" (3.76m x 2.98m)
Having window to the front elevation and exposed beam.

BEDROOM THREE
11' 10" x 9' 10" (3.60m x 3.00m)
Having window to the rear elevation and exposed beam.

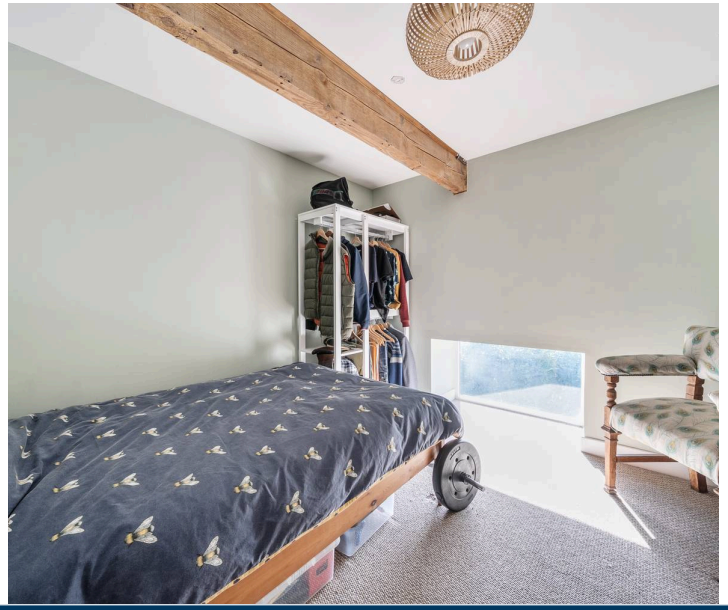
BEDROOM FOUR
10' 5" x 9' 5" (3.17m x 2.87m)
Having window to the front elevation and exposed beam.

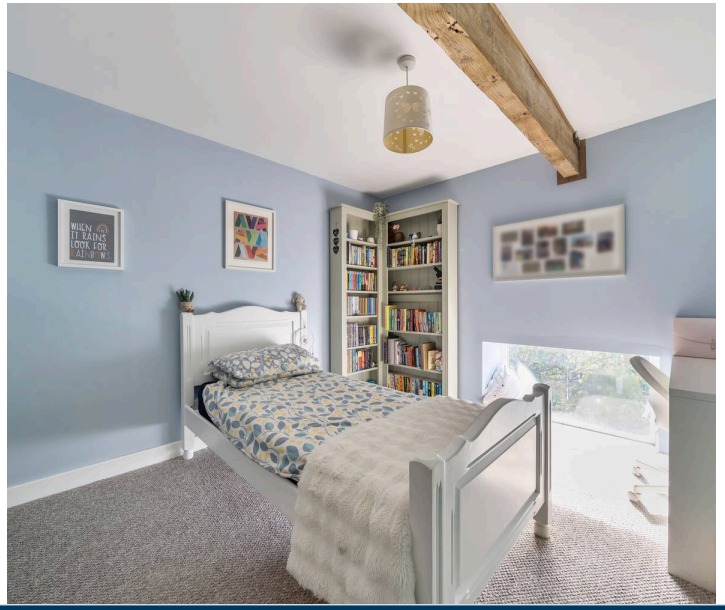
SHOWER ROOM
8' 8" x 6' 0" (2.63m x 1.84m)
A stylish shower room containing a large walk-in shower, wash basin with vanity storage beneath and low level WC., tiled floor, exposed beam, tiled surrounds to wet areas, extractor fan and electric light/shaver point.

HOME OFFICE
11' 6" x 9' 10" (3.50m x 3.00m)
With light, power and water, glazed double doors and integral wash room.

COVERED BARBECUE/SEATING AREA
16' 5" x 10' 10" (5.00m x 3.30m)
With external power point and stove.







SERVICES

Mains electricity, water and drainage are connected. Heating by combination of Vanguard programmable electric radiators and a wood burning stove. As will be seen from the Energy Performance Certificate, the walls have been insulated to help with u values and double glazing has been fitted. The heat recovery unit expels warm damp air from the house and replaced it with fresh air from the outside. Incoming air is heated by the expeled air to within 95% efficiency helping reduce heating costs. The system monitors the air constantly and adjusts air flow and filters out any irritants such as pollen.
https://brookvent.co.uk/product/aircycle-3-1-heatrecovery-ventilation-systems/Ventilation via a driven air system giving constant fresh air. We have not tested any services or appliances and purchasers must rely on their own enquiries with respect to these.

COUNCIL TAX

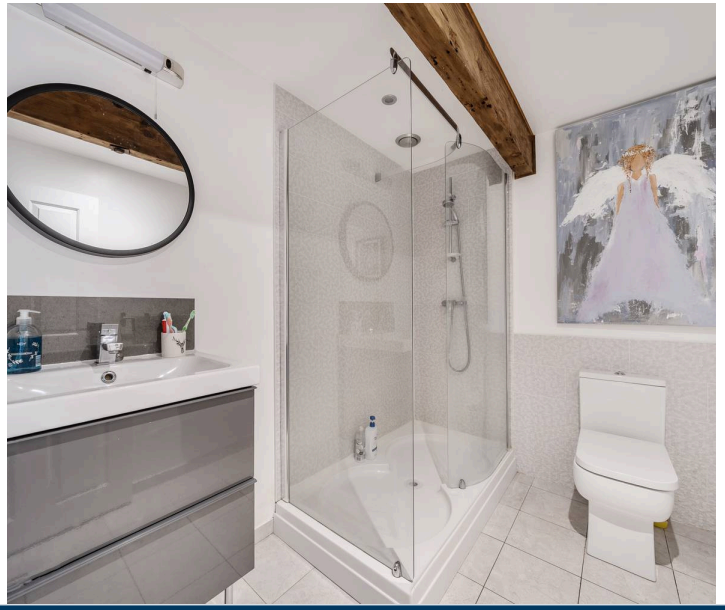
The property is in Council Tax Band E.

DIRECTIONS

Leave Grantham town centre via High Street continuing south along London Road passing Sainsburys and bearing left at the traffic lights on to Bridge End Road. Continue out up Somerby Hill proceeding straight over the roundabout at the top (B1176) as signposted to Ropsley. Go through Old Somerby and Boothby Pagnell and take the left turn shortly thereafter signposted Ingoldsby and Lenton. Follow this road entering the village along Grantham Road following onto Main Street. Chapel Lane is on the left.







AGENTS NOTE

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

NOTE

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of up to £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £300 if you use their services. For more information please call in the office or telephone 01476 591900.

Anti-Money Laundering Checks

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 Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £62 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks

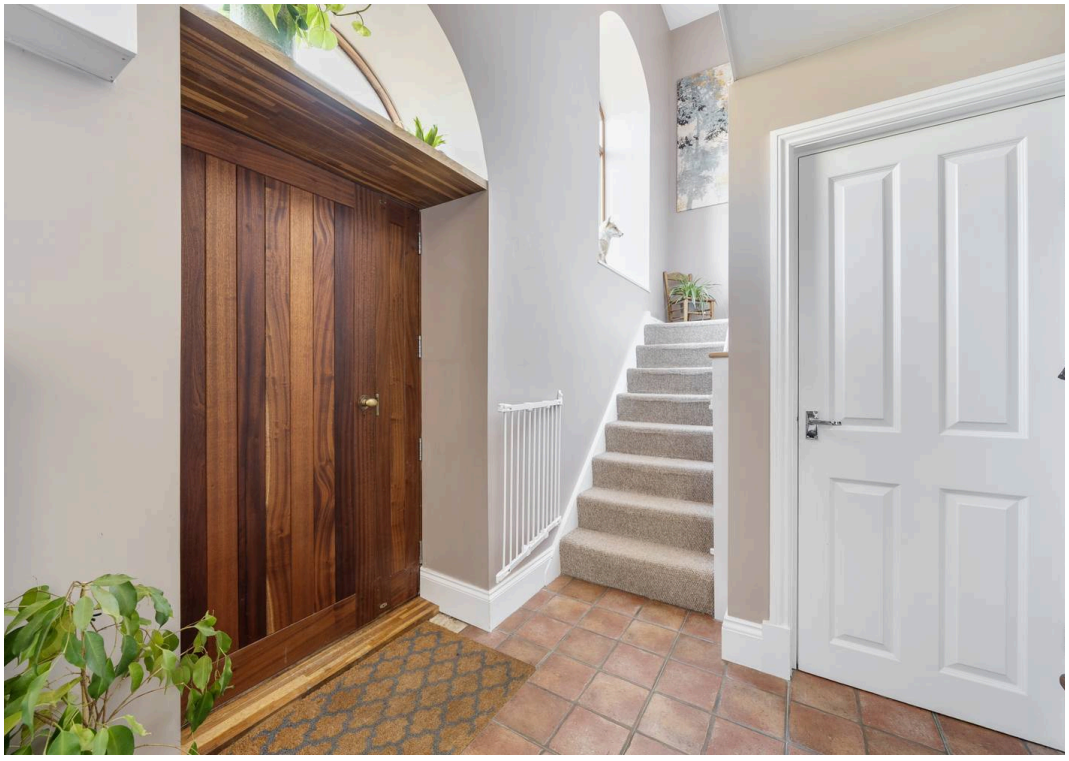

ROCK SHOX


CIRCUS







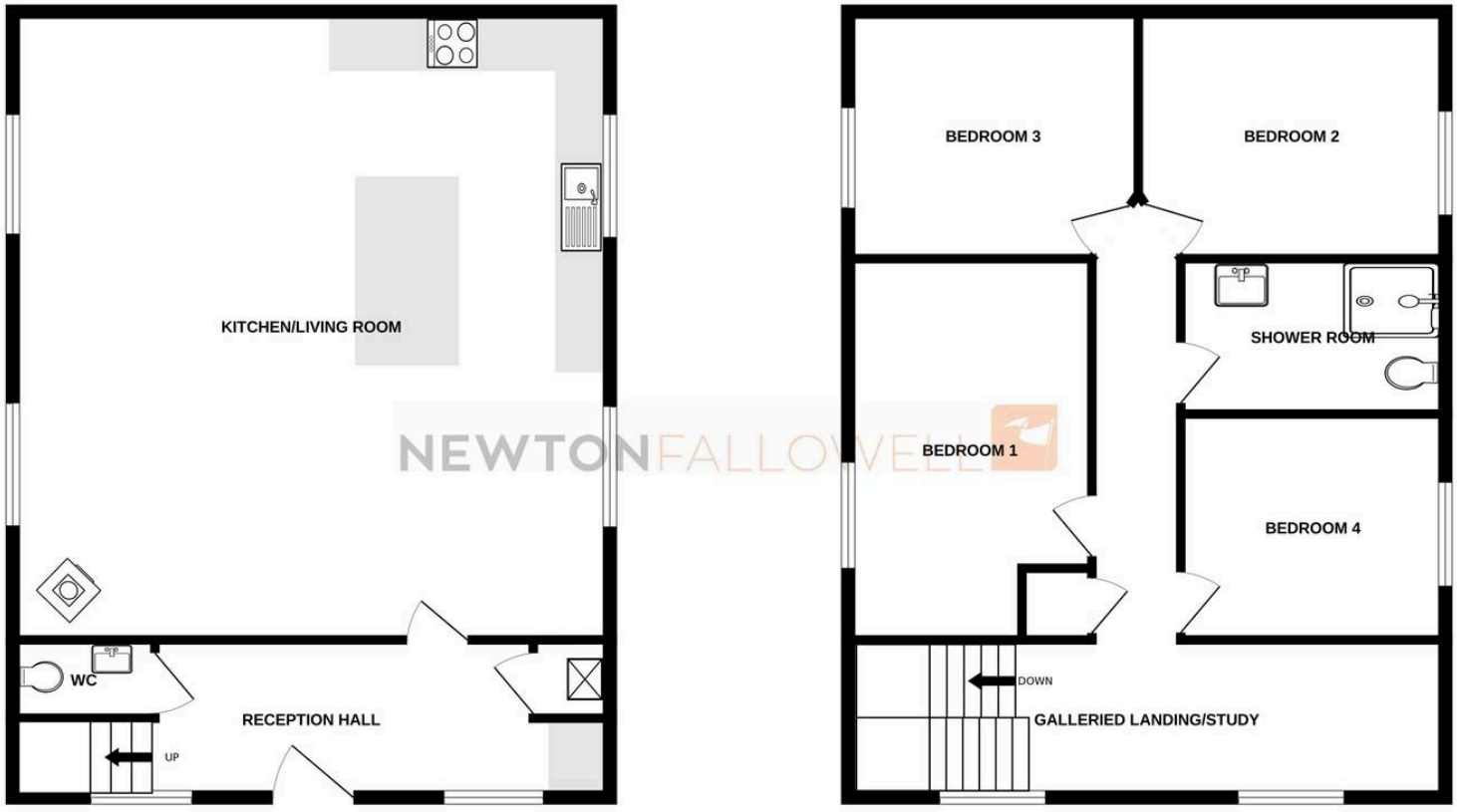






GROUND FLOOR

1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Newton Fallowell Grantham

Newton Fallowell, 68 High Street, Grantham - NG31 6NR

01476591900 · grantham@newtonfallowell.co.uk · www.newtonfallowell.co.uk/