



## The Old Chapel, Highbrope

Southrey, Lincoln, LN3 5TB



Book a Viewing!

**£229,900**

A converted two bedroom chapel positioned in the semi-rural village of Southrey. The property has internal accommodation comprising of an Entrance Hallway, Lounge with beams and open fire, two well-appointed Bedrooms, fitted Kitchen with updated worktops and breakfast bar, Inner Hallway and a Shower Room/Wet Room. Outside there is a garden to the side with paved seating areas, covered carport, shed and a concealed oil tank. Viewing of the property is recommended to appreciate the size and character of the accommodation.





**SERVICES**

Mains Electricity, water and drainage. Oil fired central heating.

**EPC RATING – E.**

**COUNCIL TAX BAND – B.**

**LOCAL AUTHORITY -** West Lindsey District Council.

**TENURE -** Freehold.

**VIEWINGS -** By prior appointment through Mundys.

**LOCATION**

Located in this semi rural village of Southrey close to the popular village of Bardney. Bardney offers a Co-op, two public houses, butchers, post office, Doctors' Surgery, pharmacy, church and riverside walks along the river Witham.



## ACCOMMODATION

### ENTRANCE HALL

7' 11" x 5' 1" (2.42m x 1.57m) With windows and door to the front aspect and an archway leading into the Lounge.

### LOUNGE

16' 1" x 18' 10" (4.91m x 5.76m) With windows to the front and rear aspects, open fire with surround, beams to the ceiling, skirting board, radiators and doors leading to two Bedrooms and the Inner Hallway.

### BEDROOM 1

12' 3" x 10' 5" (3.75m x 3.20m) With window to the rear aspect, skirting board, radiators and fitted wardrobes.



### BEDROOM 2

12' 3" x 8' 0" (3.75m x 2.46m) With window to the front aspect, skirting board and radiators.

### INNER HALLWAY

With windows to the rear aspect, window and arch leading into the Kitchen and door to the Wet Room.

### WET ROOM

6' 1" x 8' 5" (1.87m x 2.59m) With windows to the side aspect, suite comprising of shower, WC and wash hand basin and radiator.



### KITCHEN

7' 10" x 14' 6" (2.40m x 4.42m) With window and door to the covered carport, fitted with a range of base units and drawers, stainless steel sink and drainer, laminate worktops throughout with practical breakfast bar, integral oven, grill, four ring electric hob and spaces for a dishwasher and fridge.

### UTILITY ROOM

7' 10" x 5' 1" (2.40m x 1.57m) With window to the front aspect, spaces for a fridge, washing machine and tumble dryer, floor-mounted oil-fired central heating system and hot water tank.



### OUTSIDE

To the side of the property there are gardens with paved seating areas, flowerbeds, mature shrubs, trees, a shed and a covered car port providing covered parking for a vehicle.



**WEBSITE**

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SMS & Betteridge, Ringrose Law LLP, Burton & Co., Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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**GETTING A MORTGAGE**

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**NOTE**

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

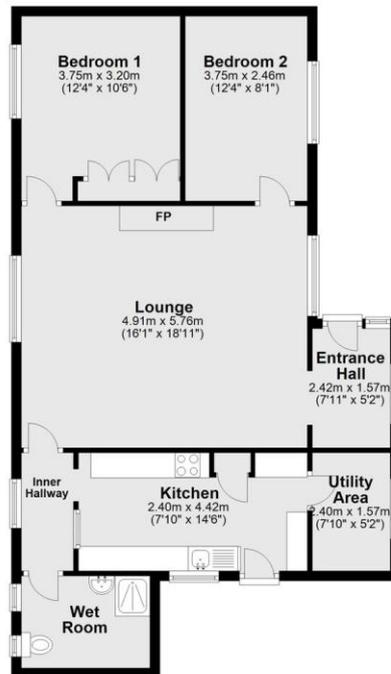
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**Ground Floor**



Total area: approx. 77.7 sq. metres (836.6 sq. feet)

29 – 30 Silver Street  
Lincoln  
LN2 1AS  
01522 510044

22 Queen Street  
Market Rasen  
LN8 3EH  
01673 847487

22 King Street  
Southwell  
NG25 0EN  
01636 813971

46 Middle Gate  
Newark  
NG24 1AL  
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

