



## 5 Chapel Lane

Baumber, Horncastle

Tucked away towards the end of a peaceful no-through road, this charming semi-detached cottage enjoys a delightful view over a green area to the front and a generous rear garden backing onto grassed field, creating a wonderful sense of space and countryside living.

The well-presented accommodation is arranged over two floors and comprises of an inviting lounge featuring a cosy wood-burning stove, a fitted kitchen, hall and bathroom on the ground floor. To the first floor are two comfortable bedrooms.

Externally, the property offers off-road parking to the front, while the enclosed rear garden provides a good-sized outdoor space ideal for relaxing or entertaining.

Further benefits include double glazing, electric radiators and the added advantage of solar panels for improved energy efficiency.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D





## ACCOMMODATION

Part glazed side entrance door through to the:

### KITCHEN

11' 11" x 10' 5" (3.62m x 3.18m)

Having window to rear elevation, electric radiator, wood effect flooring and staircase rising to first floor. Fitted with a range of base & wall units with work surfaces & tiled splashbacks comprising: stainless steel sink with drainer inset to work surface, cupboards, space & plumbing for automatic washing machine & slimline dishwasher under, cupboard over. Work surface return with space for electric cooker, cupboards under, cupboards over. Further work surface with appliance spaces under. Opening to the:

### INNER HALL

Having understairs storage and wood effect flooring.

### BATHROOM

7' 1" x 4' 7" (2.15m x 1.39m)

Having window to rear elevation, tiled floor with electric underfloor heating, inset ceiling spotlights, tiled walls, extractor and shaver point. Fitted with a white suite comprising: panelled bath with electric shower fitting & anti-splash screen over, WC with concealed cistern and hand basin with mixer tap on vanity unit with cupboard under.

### LOUNGE

13' 7" x 13' 1" (4.15m x 3.99m)

Having window to front elevation, electric radiator and fireplace recess with slabbed hearth & inset wood burner.



## FIRST FLOOR LANDING

Having access to roof space.

## BEDROOM ONE

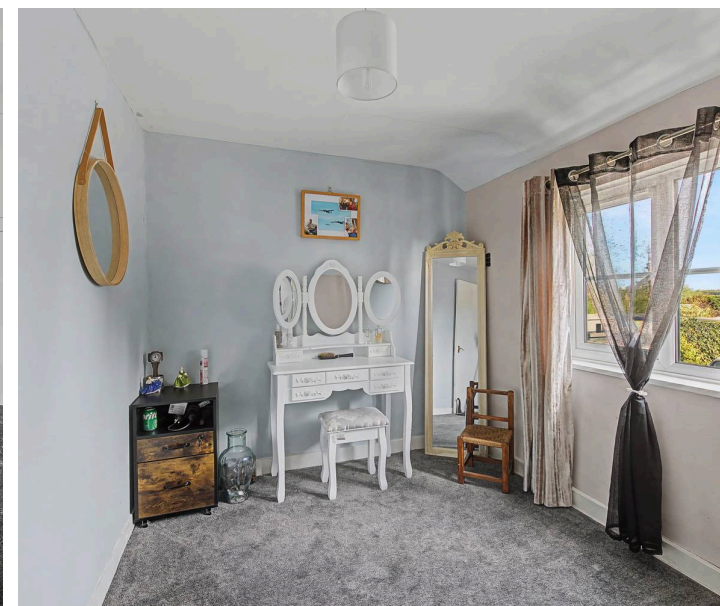
13' 7" x 10' 2" (4.15m x 3.11m)

(max) Having window to front elevation, electric radiators and built-in airing cupboard housing hot water cylinder with fitted electric immersion heater.

## BEDROOM TWO

10' 2" x 7' 7" (3.09m x 2.30m)

Having window to rear elevation and electric radiator.





### **EXTERIOR**

To the front of the property there is off-road parking. Double gates open on to a shared driveway leading to gated access to the:

### **REAR GARDEN**

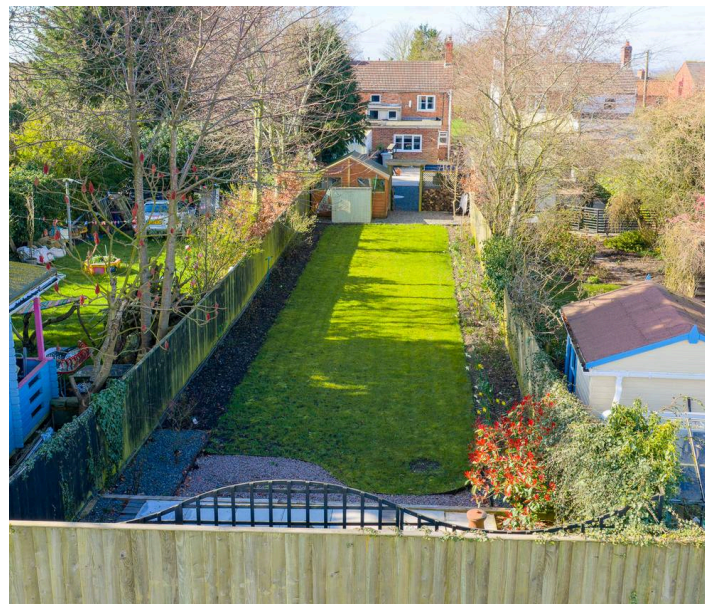
Having a resin courtyard with outside tap & external power point leading to a gravelled area with a large garden shed and a trellis screened log store. Pergola leading to a good size lawned garden with borders and a raised paved patio with gravelled borders to the far rear of the garden.

### **SERVICES**

The property has mains electricity & water connected. Drainage is to a septic tank. Heating is via electric radiators with individual thermostats and the property has solar panels which are owned. The current council tax is band A.

### **LIFETIME LEGAL**

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 £72 (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.

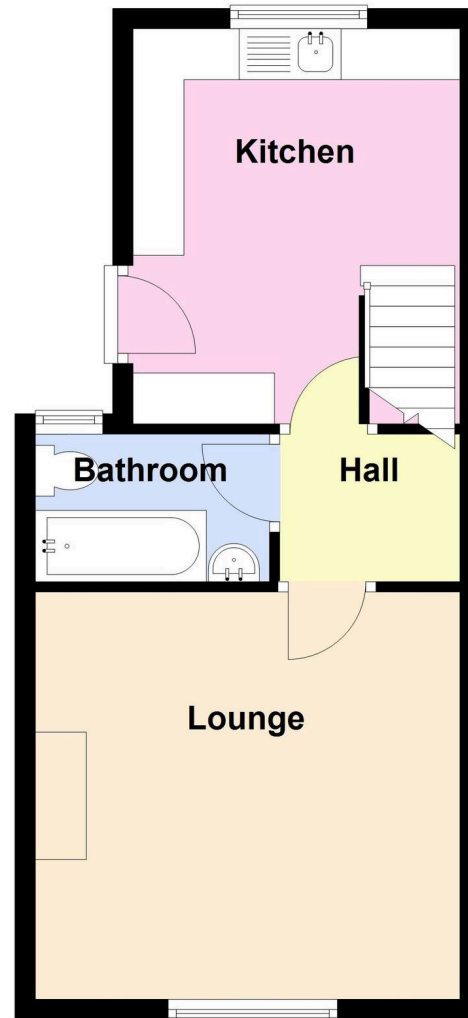




 **NEWTON FALLOWELL**

### Ground Floor

Approx. 35.9 sq. metres (386.6 sq. feet)



### First Floor

Approx. 23.1 sq. metres (249.1 sq. feet)



Total area: approx. 59.1 sq. metres (635.7 sq. feet)

## Newton Fallowell Estate Agents

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