

NEWTON FALLOWELL

5 Chapel Lane, Baumber - LN9 5NQ

£150,000

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

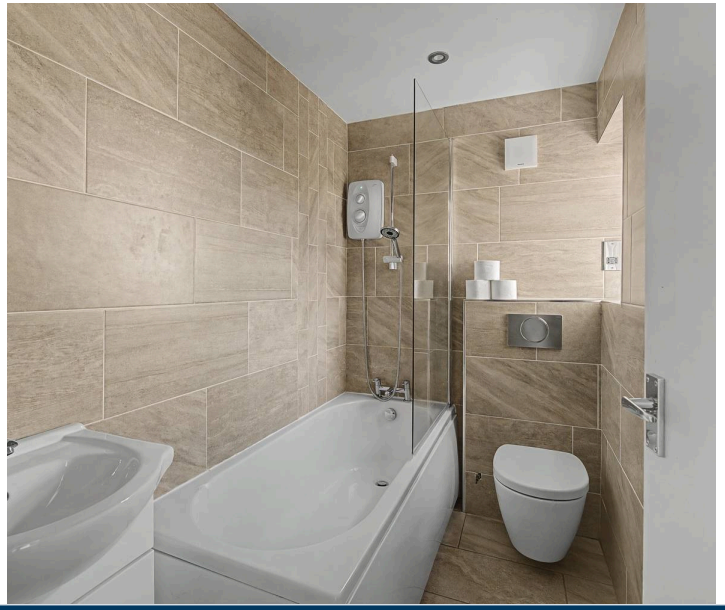
EPC Environmental Impact Rating: D

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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.

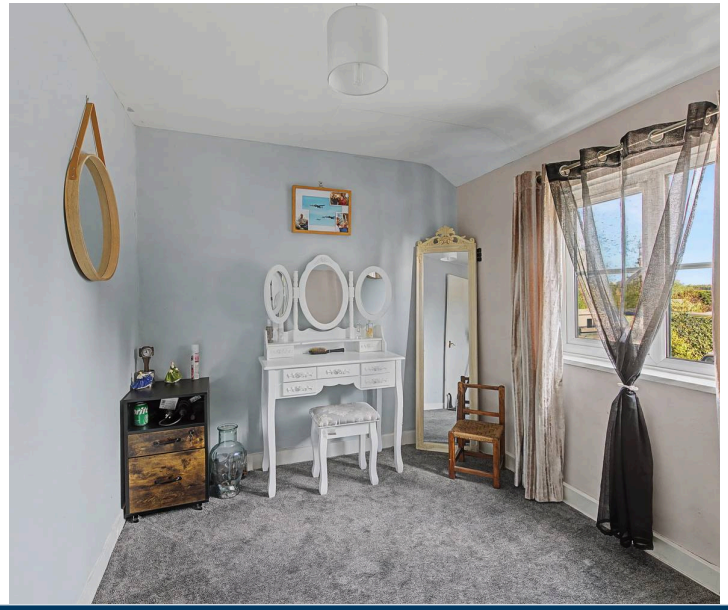
FIRST FLOOR LANDING
Having access to roof space.

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

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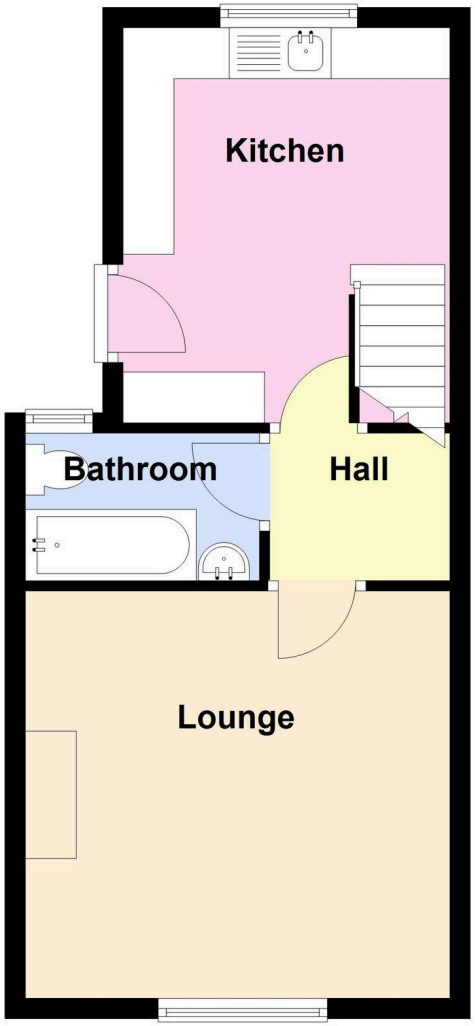




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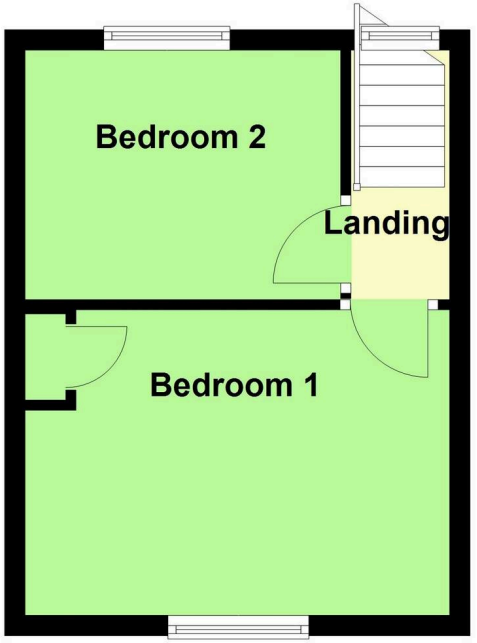
Ground Floor

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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