



Chapel Lane,
Horkstow, North Lincolnshire, DN18 6BQ

NEWTON FALLOWELL 

**Chapel Lane,
Horkstow, North Lincolnshire, DN18 6BQ
Offers Based On £350,000**

NO UPWARD CHAIN.

This substantial 5 bedroom detached home with extensive parking and 21'5 Garage offers well proportioned and flexible family accommodation in a sought after Woldside village location. The property briefly includes a broad Reception Hall opening to a triple aspect Lounge, separate dining room and an extensively appointed 19' Breakfast Kitchen. The ground floor is completed by both a practical utility room and rear Entrance/Boot room. In addition to the dual aspect Master Bedroom with walk-in wardrobe and en-suite Bathroom there are 4 further Bedrooms - one of which is currently used as a home office - and 3 piece family Bathroom. Those inevitable guests and family visitors are well catered for by the extensive reception parking and double Garage which opens to a further amenity/ secure storage area. a rarely available family home offering flexible accommodation in a highly regarded village location.

ENTRANCE

A PVCu door with double glazed side screens opens to a vestibule with squared arch to

RECEPTION HALL

14'1" max x 11'8" max (4.30m max x 3.57m max)

With coving, dado rail and return balustraded stair to the first floor.



CLOAKROOM

7'2" x 3'3" (2.20m x 1.01m)

Appointed with a suite in white to include pedestal wash hand basin with tiled splashback, close coupled wc, radiator, wall cupboard and extractor fan.

LOUNGE

23'5" x 13'0" (7.14m x 3.97m)

Twin doors open from the Reception Hall to this well lit, triple aspect family room centred on the modern oak effect fire surround with light back and hearth and inset electric fire. In addition to the Pvcu double glazed windows to the front and side there are wide double glazed patio doors linking to the rear garden and the room also includes 2 radiators, tv aerial point, coving and dado rail.

DINING ROOM

11'8" x 10'10" (3.57m x 3.32m)

A multi use room with Pvcu double glazed window to the front, coving, tv aerial point and radiator.

BREAKFAST KITCHEN

19'2" x 11'3" (5.86m x 3.43m)

The relaxed social heart of the home appointed with an extensive range of light straw coloured units with contrasting green flecked tops to include inset sink unit with 5 cupboards under, space and plumbing for a dishwasher, a further 6 units at base level together with an additional 9 units at eye level, inset 4 burner gas hob with extractor over and electric oven under, tiled splash areas, coving, tv aerial point, radiator and Pvcu double glazed window.

UTILITY ROOM

11'5" x 5'10" (3.48m x 1.78m)

A practical space with addition sink with cupboards under, space and plumbing for a washing machine and venting for a tumble drier, door to Garage, radiator, coving, wall mounted gas fired combination boiler and door to

REAR ENTRANCE / BOOT ROOM

10'9" x 8'6" (3.29m x 2.60m)

Appointed with arange of high and low cupboards together with a deep Cloaks cupboard, radiator, Pvcu double glazed window and rear Entrance door.

LANDING

With shelved Store and access to the boarded and lit roof space.

BEDROOM 1

18'6" max x 12'11" max (5.64m max x 3.95m max)

A substantial dual aspect room with double glazed windows to the front and side, dado rail, coving, radiator, tv aerial point and walk-in wardrobe.

EN SUITE

9'5" x 5'8" (2.88m x 1.74m)

Appointed with a suite in white to include close couple wc, pedestal wash hand basin, panelled bath, matching tiling to dado height, extractor fan, radiator and Pvcu double glazed window.

BEDROOM 2

11'7" x 10'10" (3.54m x 3.32m)

An excellent forward facing guest room with Pvcu double glazed window, radiator, coving and tv aerial point.

BEDROOM 3

10'11" x 11'3" (3.34m x 3.45m)

Enjoying views to the rear aspect with pvcu double glazed window, coving and radiator.

BEDROOM 4

9'7" x 8'2" (2.93m x 2.50m)

Currently used as a Craft room with Pvcu double glazed window to the front aspect and radiator.

BEDROOM 5 / OFFICE

8'7" x 7'11" (2.62m x 2.43m)

An essential part of modern living with Pvcu double glazed window to the rear aspect, radiator, tv aerial point and a fitted work station with 7 cupboards under.

BATHROOM

Appointed with a traditional suite in white to include close couple wc, panelled bath, pedestal wash hand basin, matching tiling to dado height, radiator, shelved Linen store, extractor fan and Pvcu double glazed window.

OUTSIDE

The property is discreetly situated behind clipped conifer screening with a neat lawn beyond. The extensive concrete reception area with additional 3 car gravel parking area leads to the attached GARAGE (6.53m x 4.65m) (21'5 x 15'3) with up and over door, electric light and power, attic store space and attached timber framed Store/workshop area with translucent roof and electric power. There are double doors leading from the rear of the Garage to a large enclosed concrete amenity area suited to secure parking or storage. A side gate leads from the front garden to a wrap around lawn and wide concrete rear terrace.



TENURE STATUS

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

IMPORTANT NOTE TO PURCHASERS

We endeavour to ensure that our sales particulars are accurate and reliable, however, they do not constitute or form part of an offer nor any contract and none is to be relied upon as statements of representation or fact. Any system, services or appliances listed in these particulars have not been tested by ourselves and no guarantee or warranty as to their fitness for purpose or efficiency is either given or implied. All measurements are for guidance only and should be verified by the purchaser to their own satisfaction. Only those fixtures and fittings specifically mentioned in the sales particulars are included. Other items may be purchased by separate agreement with the Vendors.

FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

MORTGAGE ADVICE

Correct budgeting is crucial before committing to purchase. You are free to arrange your own advice but we can refer you to the Mortgage Advice Bureau for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of upto £300 if you ultimately choose to arrange a mortgage through them

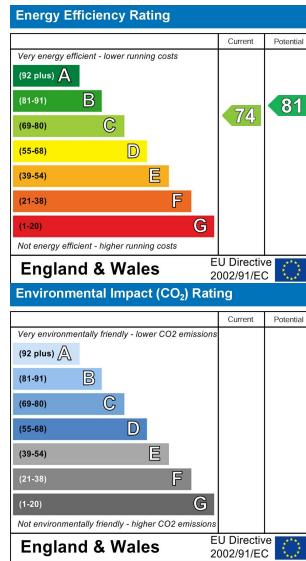
CONVEYANCING

It is advisable to use the services of a solicitor or conveyancer to assist with your transaction and although you are free to use an alternative provider Newton Fallowell Brigg offer access to a range of competitive conveyancing services including Mason Baggott and Garten. Please be aware that we may receive a referral fee of upto £300 if you decide to use one of the solicitors we have referred you to.

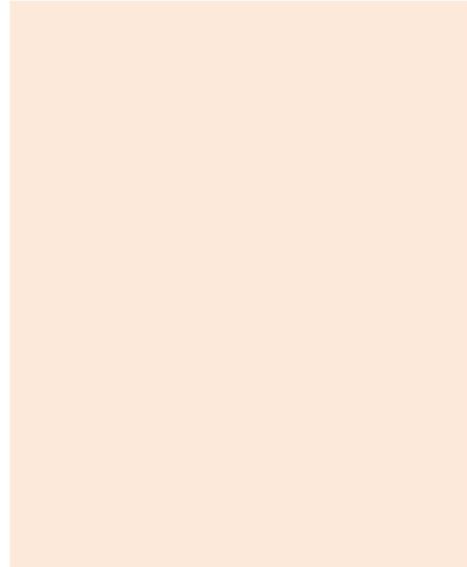
VALUATION

Ensure you are getting the best advice on the marketing of your home by calling Newton Fallowell Brigg 01652 783030 for a free market appraisal.

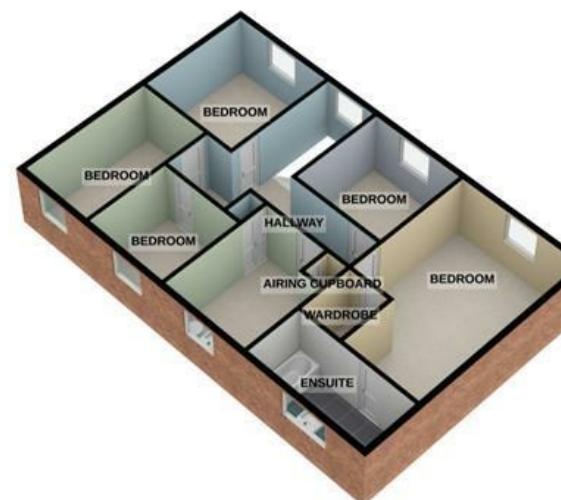




GROUND FLOOR
1383 sq.ft. (128.5 sq.m.) approx.



1ST FLOOR
897 sq.ft. (83.3 sq.m.) approx.



TOTAL FLOOR AREA : 2280 sq.ft. (211.8 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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