



 SPREY  
PROPERTY

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Chapel Lane, Ab Kettleby  
£425,000 (Offers Over)



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This stunning four bedroom converted 'Wesleyan Chapel' offers c. 1,900 square feet of accommodation, combining modern open plan family living with period charm, generous proportions and a high-end finish. This stunning village residence has excellent ceiling height throughout, retaining original features and an abundance of natural light. A must view home to be truly appreciated!

Nestled on Chapel Lane, near open fields and stunning countryside, 2 Chapel Lane is a converted chapel with excellent proportions. Built in the mid 1800's as a place of worship, this impressive residency has been lovingly restored to offer a wonderful family home.

The property has been thoughtfully configured to provide a statement entrance hall with a bespoke oak and glass panelled staircase and oak flooring. Original oak doors lead to the open plan living space with double height ceilings, solid oak flooring, feature chapel windows and French doors leading to the courtyard garden. The kitchen is a contemporary entertaining space with high gloss wall, base and larder units topped with quartz work surfaces, NEFF integrated appliances to include a double hide and slide oven, dishwasher, induction hob, extractor unit and tiled flooring. Benefiting from a good-sized utility room with space and plumbing for further appliances and a separate downstairs cloakroom with a WC and a vanity unit wash hand basin. The ground floor is home to three bedrooms and two bathrooms; bedroom four with windows to the front aspect and is fitted with a TV aerial and BT phone socket so could also be used as a home office. Bedroom three offers French doors opening out to the courtyard garden and could also be used as a separate sitting room having a TV aerial socket, to offer space and privacy for all the family. Bedroom two offers an en-suite





wet room. The separate family bathroom offers a contemporary suite with a free-standing double end bath, WC vanity unit wash hand basin and inset spotlights. All the ground floor accommodation offers individually controlled underfloor heating.

The first floor offers a mezzanine landing area providing a wonderful area to study or read and enjoy the fantastic countryside views.

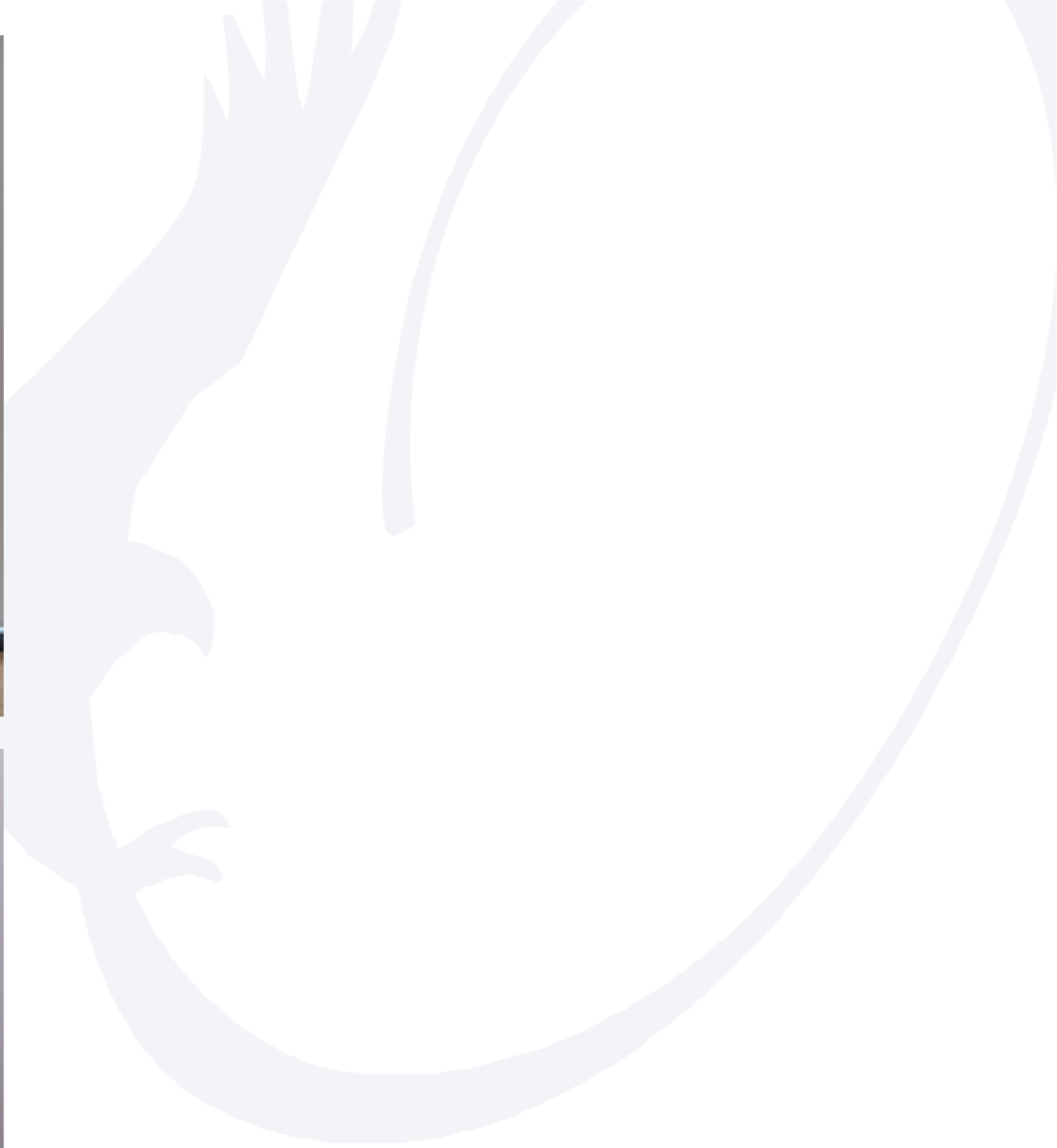
The Master bedroom offers an excellent space with two Velux windows and bespoke fitted wardrobes. The en-suite shower room benefits from a Velux window, corner shower and a vanity unit wash hand basin.

The private rear courtyard is accessed from the open plan living area and bedroom three, offering a low maintenance area for relaxing and entertainment, with raised borders and mood lighting. There is an outdoor electric point to the side of the property.

Tenure: Freehold  
Mains Services  
Council Tax Band: E  
EPC Rating: C









# Chapel Lane, Ab Kettleby



Total area: approx. 173.4 sq. metres (1866.8 sq. feet)  
 Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo  
 Plan produced using PlansUp.



This stunning four bedroom converted Wesleyan Chapel offers over 1850 square feet of accommodation, combines modern open plan family living with period charm, generous proportions and a high-end finish. This stunning village residence has excellent ceiling height throughout whilst retaining original features and an abundance of natural light.

Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements