



2 METHODIST CHAPEL, Chapel Lane, Habrough

GUIDE £180,000



2, Methodist Chapel, Chapel Lane, Habrough, North East Lincolnshire. DN40 3AF.

DESCRIPTION

A truly delightful semi-detached Chapel conversion which has been tastefully decorated by the current owners to offer well proportioned, contemporary accommodation. The property is deceptively spacious with accommodation laid out over three floors. The property lies on a quiet country lane in the popular village of Habrough and has the benefit of off street parking.

LOCATION

Habrough is conveniently located for travelling to the major towns and cities of the region being located 8 miles from Grimsby, 25 Miles from Hull and 33 miles from Lincoln. There are very good road links with A180 lying close by allowing easy access to the A15 and the M180 only 7.5 miles distant. Habrough has its own main line railway station with direct links to Grimsby, Newark Northgate, Doncaster and Manchester Airport. Humberside International Airport is only four miles distant.

ACCOMMODATION

Conservatory (2.69m x 2.93m)

Open to:

Breakfast Kitchen (6.50m x 3.17m)

Window to the rear elevation, range of cream and duck egg blue cupboard and drawer units with work surfacing over incorporating one and a half bowl single drainer stainless steel sink, 'Stoves New Home' electric cooker, 'Stoves New Holme' electric 4-plate hob with extractor over, matching butcher's blocks.

Utility/Rear Lobby

Cloakroom

Opaque window to the rear elevation, close coupled white w.c., white pedestal handbasin.

Sitting Room (6.03m x 5.70m)

Being of elegant proportions with hardwood entrance door, windows to the front and side elevations, contemporary 'Scan 85' multi-fuel burner, stairs to first floor.

Hallway

With built-in airing cupboard

Bedroom One (4.80m x 3.14m)

Having inner hallway to en-suite, window to the front elevation and opaque feature windows to the side.

En-Suite Shower Room

Close coupled white corner w.c., sink in vanity unit, corner shower cubicle, heated towel rail.

Bedroom Two (3.78m x 2.34m)

Window to the front elevation.

Bedroom Three (3.79 x 3.25)

Window to the front elevation and feature window to the side.

Bathroom

Opaque feature window to the side elevation, part tiled walls, white suite of panelled bath with shower attachment, pedestal handbasin and close coupled w.c.

Stairs from the Hallway lead to:

The Loft Room (5.90m x 5.96m)

Having attractive beam work, two 'Velux' windows, pedestal handbasin. This is an attractive spacious room providing both living and sleeping accommodation.

OUTSIDE

The property is approached through a timber hand gate and over a block paved pathway. There are raised flower beds, log store and tool store. There is private, off-road parking to the front of the property.

GENERAL REMARKS and STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised that the property is banded B for Council Tax purposes. North East Lincolnshire Council, Municipal Offices, Town Hall Square, Grimsby, North East Lincolnshire. DN31 1HU.

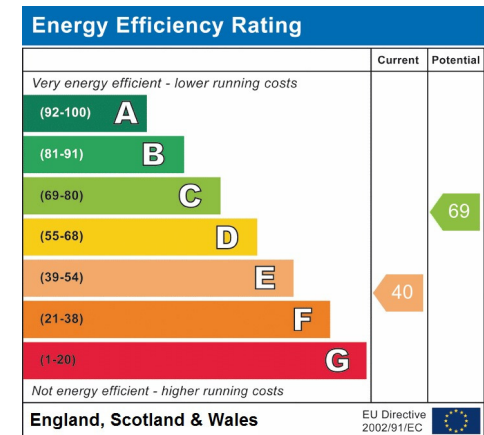
Services: Mains water, electricity and drainage are connected to the property. The ground floor of the property has underfloor heating with night storage heaters to the first floor. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 12.30pm.

Viewing: Please contact the Brigg office on 01652 654833.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Brigg - 01652 654833.

These particulars were prepared in July, 2016.







IMPORTANT NOTICES

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