



Chapel Lane,
Scawby, Lincolnshire, DN20 9AQ

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£190,000

An OUTSTANDING OPPORTUNITY to obtain a substantial 3 bedroom semi detached property with surprisingly generous enclosed gardens and Garage in the centre of Scawby. The property is currently used as a Post Office with accommodation and could be suited to conversion to a single dwelling house or to continuing its current use. In addition to the Shop area the property currently includes a 25'5" Lounge / Diner which overlooks the garden and a well appointed Kitchen. The first floor comprises 3 double bedrooms together with a refurbished Shower Room. There is driveway parking for 3 cars together with a detached GARAGE. An excellent lifestyle property in a highly respected residential village.

LOUNGE / DINER

25'5" overall x 12'1" max (7.77m overall x 3.69m max)

Enjoying views across the enclosed rear gardens this delightful room includes a pine fire surround with marbled back and hearth with electric stove to the Lounge area, Pvcu double glazed windows to 2 aspects and additional gothic style arched window into the Kitchen, coving, 2 radiators, tv aerial point, telephone point and second pine fire surround with marbled back and hearth to the Dining Area.



HALL

7'0" x 7'4" (2.14m x 2.24m)

With striking contemporary oak stair with steel rails and glass balustrade panels and cupboard under, obscure glazed Pvcu double glazed window and grey ceramic floor tiling.

KITCHEN

17'8" x 6'7" (5.39m x 2.02m)

Extensively appointed with a range of white fronted units with contrasting granite style worktops to include inset 1 1/2 bowl ceramic sink with mixer tap and cupboards under, a further 7 units at base level, inset Neff electric hob with stainless steel chimney style extractor over and oven and grill under, integrated refrigerator and freezer, an additional 6 units at eye level, radiator, part tiled walls, coving, tv aerial point, 2 Pvcu double glazed windows to the side aspect, ceramic tiled floor and 1/2 glazed Pvcu rear door.

LANDING

9'4" max x 11'5" max (2.87m max x 3.48m max)

A broad central space with coving, dado rail, radiator, access to the roof space, walk-in store cupboard and built in double hanging cupboard with storage over.

BEDROOM 1

14'0" x 12'2" (4.27m x 3.71m)

A beautifully lit dual aspect room with Pvcu double glazed windows to the rear and side aspects, 2 radiators, coving and tv aerial point.

BEDROOM 2

14'7" x 9'10" (4.47m x 3.00m)

A further dual aspect double room with built in double wardrobe, 2 radiators, coving and Pvcu double glazed windows to the front and side aspects.

BEDROOM 3

9'5" max x 10'11" max (2.88m max x 3.35m max)
(BEING L SHAPED) with Pvcu double glazed window to the front aspect and radiator.

SHOWER ROOM

9'3" x 7'6" (2.84m x 2.29m)

Having been fully refurbished with a modern suite in white to include close couple wc, vanity unit with inset wash hand basin and cupboards under, walk in panelled shower enclosure with glazed door, extractor fan, built in airing cupboard, radiator, matching tiling to full height and sparkle effect tiled floor.

SHOP

19'7" x 16'3" (5.97m x 4.96m)

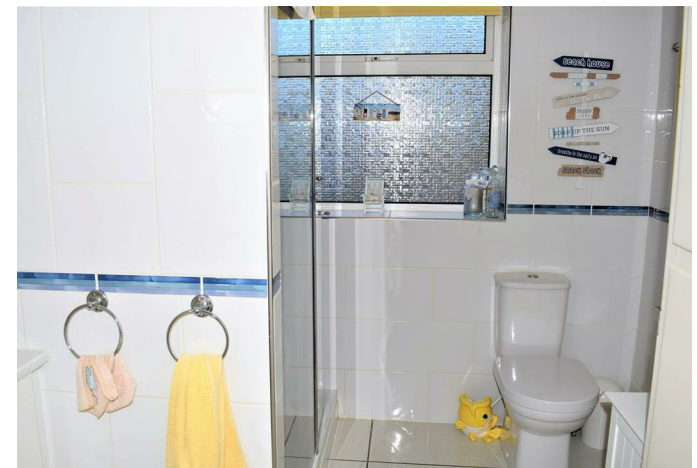
With window to the front and Pvcu door, fitted display shelving, secure counter area and security system.

OUTSIDE

The property is fronted by a deep concrete reception area and a 3 car gated side driveway leads to a detached brick and pitched roof GARAGE with up and over door, side window and personel door and electric power. The enclosed rear gardens are primarily laid to lawn with flagged walk ways allowing access to the mature shrub borders. There is also a timber decked seating area, timber store and garden toilet. The side and rear boundaries are marked by panel fencing.

NOTE

The property is currently used as a Post Office with attached accommodation. Informal enquiries are being made of North Lincolnshire Planning Department to gain change of use from a shop and accommodation into a domestic residence only. Prospective purchasers should be made aware that it is possible to purchase the property as a going concern, subject to the necessary references and applications, and that the goodwill and business is subject to additional negotiation.



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. Contact us to receive specialist advice on over 11,000 mortgage products.



CONVEYANCING

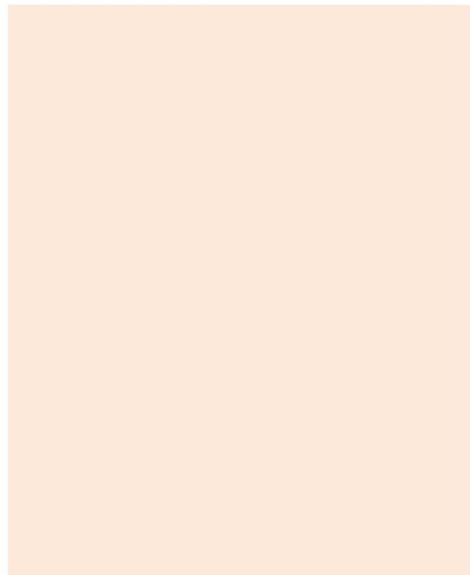
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VALUATION

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A			68
(81-91) B			
(69-80) C			
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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1ST FLOOR
APPROX. FLOOR
AREA 618 SQ.FT.
(57.5 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 511 SQ.FT.
(47.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1129 SQ.FT. (104.9 SQ.M.)

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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