



Chapel Lane, Manby, LN11 8HQ

Detached Cottage | Two Bedrooms | Village Location | Two Parking Spaces |
Former Chapel | Ideal Holiday Home | EPC Rating - E |

Offers In Excess Of : £100,000

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Chapel Lane, Manby, LN11 8HQ

Chapel Cottage is a sympathetically renovated two bedroom chapel benefiting from two private car parking spaces and situated towards the end of a no through road in the well serviced village of Manby which offers a wealth of amenities and having a well regarded Primary School. Internal viewing is highly recommended.

LOCATION

Manby and Grimoldby are adjoining villages situated just 4 miles from the larger, well serviced town of Louth. The villages themselves offer a wide variety of events to cater for all ages such as an abundance of local social meets/clubs, village hall, primary school, doctor's surgery, restaurant, newly refurbished 'Co-operative' village shop, local garages, post office/general convenience store and a member's only gym.

ACCOMMODATION

Enter through a double wooden door with decorative archway.

PORCH

With stone floor and wooden door with stained glass, door into:-

LOUNGE

3.07m (10' 1") x 4.83m (15' 10")

With solid wood floor covering, coving to ceiling, smoke alarm, picture rail, radiator, cupboard housing meters, electric fire, wood surround, two wall lights, ceiling rose, access to the loft space, arched uPVC double glazed window to the front.



KITCHEN

3.68m (12' 1") x 2.11m (6' 11")

Laminate flooring, radiator, fitted with a range of wall and base units with contrasting worktops, stainless steel sink unit and drainer with mixer taps, integrated fridge freezer, washer dryer, dish washer, electric oven with 5 burner gas hob with all Neff appliances, extractor fan above, two drawer units, picture rail, radiator, arched uPVC double glazed window, dining area.



MASTER BEDROOM

3.05m (10' 0") x 3.15m (10' 4")

With picture rail, TV point, radiator, arched uPVC double glazed window, picture rail and ceiling rose.



BEDROOM 2 / DINING ROOM

2.08m (6' 10") x 3.12m (10' 3")

uPVC double glazed arch window, radiator, TV point ceiling rose and picture rail.



BATHROOM

2.08m (6' 10") x 2.11m (6' 11")

With three piece white suite comprising panelled bath with mixer taps, shower attachment, wash hand basin inset into vanity unit, low level W.C, towel rail 'Viessmann' combi boiler, extractor fan and wooden flooring base vanity unit with roll top work top.



OUTSIDE

There is two private parking spaces to the front of the property. Please note there is no garden to the property.

GENERAL

SERVICES

Mains electricity, water, gas and drainage are understood to be connected. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

TENURE

We believe this property to be freehold and are awaiting solicitors confirmation. All interested parties are advised to make their own enquiries.

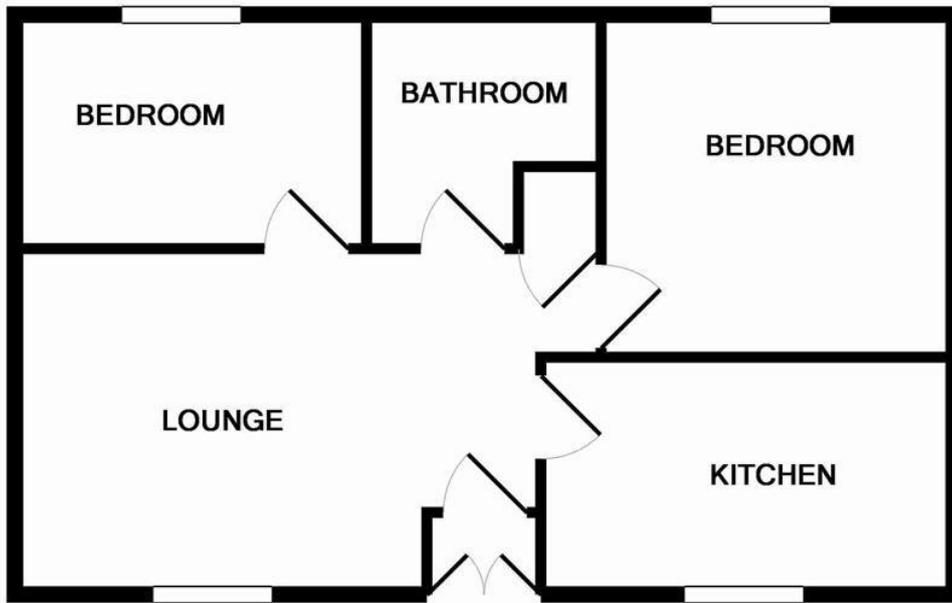
VIEWINGS

By prior appointment with Hunters Turner Evans Stevens office in Louth. (01507601633)

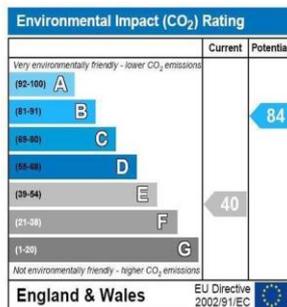
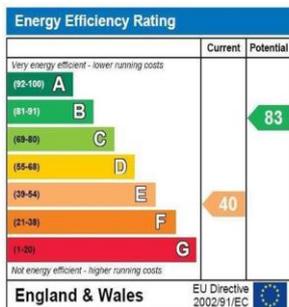
OPENING HOURS

Monday - Friday: 9.00am - 5.00pm

Saturday: 9.00am - 1.00pm



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

