



14 Chapel Lane
Toynton All Saints, Spilsby, Lincolnshire.

BELL





14 Chapel Lane Toynton All Saints

14 Chapel Lane is a spacious, 2/3 bedroom family home, occupying large, landscaped grounds with considerable reception spaces and a large double garage / workshop. Located down a no-through road to a village edge position, the property enjoys views across the rural landscape to the North from the garden, which steps up to an elevated position. Accommodation comprises an entrance hallway, kitchen, family room, lounge, study/guest bedroom and bathroom to the ground floor with two further bedrooms to the first (one with a W/C).

Toynton All Saints is a village approximately 1 1/2 miles south from the town of Spilsby, where a full range of services and amenities plus primary and secondary schooling are located. Toynton itself is also home to a primary school.

ACCOMMODATION

Rear Entranceway having uPVC double glazed door with matching window alongside, tiled floor, ceiling light. Glazed door to kitchen, doors to family room and to:

Bathroom having uPVC double glazed obscure window to rear aspect; bath with electric shower over and tiled surround, wash hand basin set to unit and low level WC. Tiled floor, radiator and ceiling light.

Kitchen having uPVC double glazed windows to front and side aspects; Oak fronted units to base and wall levels, 1 1/2 bowl sink and drainer to roll edge worktop. Indesit oven, hob, space and connections for fridge-freezer and under counter washing machine and slimline dishwasher; lights to ceiling. Doors to storage cupboard and cupboard housing boiler.





Family Room having uPVC double glazed window and patio doors to rear, window to side aspect; wood flooring, radiator, wall and ceiling lights and power points. Wood glazed French doors to:

Lounge having uPVC double glazed bow window to front aspect; log burning stove with tiled stand and brick surround, carpeted floor, radiator, ceiling light and power points. Door to staircase and door to:

Study / Bedroom with uPVC double glazed window to front and French doors to rear aspect; carpeted floor, radiator, ceiling light and power points.

First Floor

Landing with uPVC double glazed window to rear aspect; carpeted floor, radiator, ceiling light. Doors to further accommodation.

Bedroom with uPVC double glazed window to front aspect; built in storage space, loft access hatch, carpeted floor, radiator, ceiling light and power points. Open doorway to WC with hand wash basin.

Bedroom with uPVC double glazed windows to front and rear aspects; carpeted floor, radiators, ceiling light and power points.

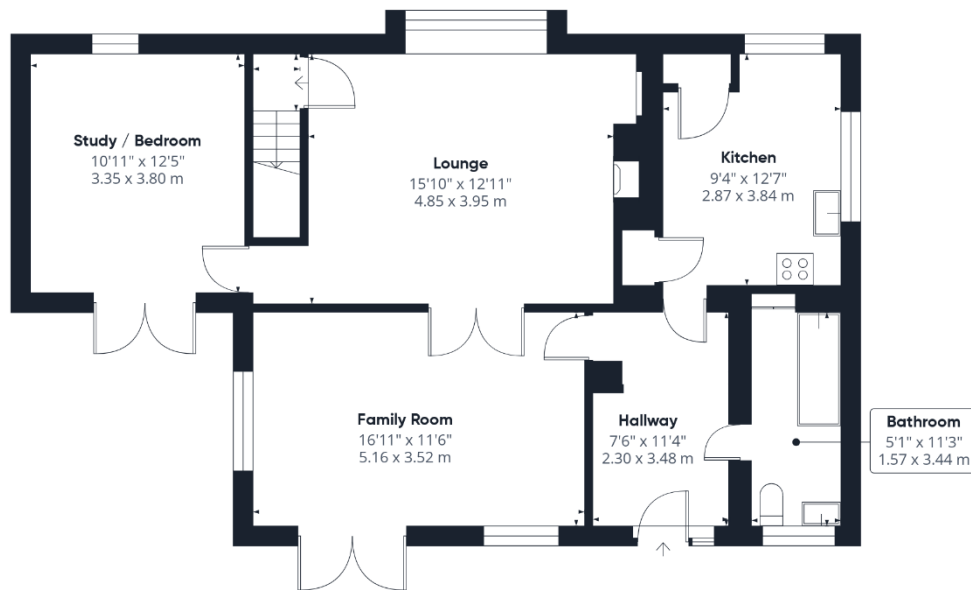
OUTSIDE

The property is approached via a tarmac driveway, leading through vehicle gates to the large, gravel space providing parking for multiple vehicles and leading up to the large **Double Garage / Workshop**.

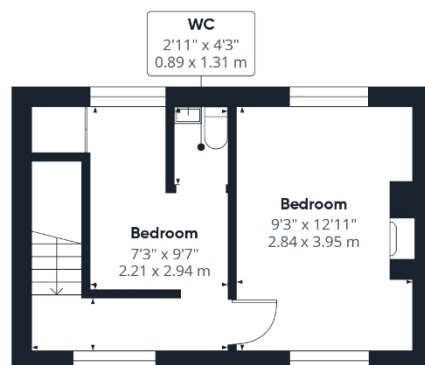
The garden is set to graduating lawned spaces, rising away from the rear with a range of mature trees. Off the back of the property are south-facing patio spaces.







Ground Floor



Floor 1



DISCLAIMER

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Approximate total area⁽¹⁾

1091 ft²

101.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

East Lindsey District Council – Tax band: TBC

ENERGY PERFORMANCE RATING: tbc

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office...

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