



**2 Chapel Lodge Drive, Normanby-by-spital,
Market Rasen, LN8 2HR**



Book a Viewing!

£290,000

Situated in a peaceful cul-de-sac with excellent access to both Lincoln and Market Rasen, this superb three bedroom detached home has been beautifully updated and maintained by the current owner. Set on a generous plot, the property is immaculately presented inside and out, offering stylish and flexible living accommodation ideal for families or those looking to downsize in comfort. Internally, the home benefits from a reconfigured layout to create a fantastic kitchen space, complete with high specification units, integrated appliances, a breakfast bar and a handy utility area. The ground floor comprises of an entrance hallway, WC, a welcoming lounge with a log burner, a dining area and a conservatory that enjoys lovely views over the garden. Upstairs, there are three bedrooms, two of which have built-in wardrobes and a modern family bathroom.



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SERVICES

Mains water, electricity and drainage. Oil central heating.

EPC RATING — D.

COUNCIL TAX BAND — C.

LOCAL AUTHORITY - West Lindsey District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

LOCATION

The property is located in the small rural village of Normanby-by-Spital situated approximately 12 miles North of Lincoln, 2 miles South East of Caenby Corner and 7 miles West of the Market Town of Market Rasen. There is easy access to the A15 which in turn gives good access into Lincoln or North to the M180, M18 and beyond. The village benefits from a well regarded primary school rated a "Good School" by Ofsted, public house and a post office.





ACCOMMODATION

ENTRANCE HALL

With understairs storage cupboard, radiator and stairs to the first floor.

LOUNGE

13' 9" x 12' 4" (4.19m x 3.76m) With UPVC double glazed bay window, laminate flooring, fireplace with granite hearth, tiled surround, oak mantle and inset wood burner, radiator and wall lighting.



DINING ROOM

9' 10" x 11' 1" (3m x 3.38m) With laminate flooring, radiator and sliding door to the conservatory.

CONSERVATORY

11' 0" x 13' 1" (3.35m x 3.99m) With UPVC double glazed windows and double doors into the rear garden, vinyl flooring and lighting.

WC

With laminate flooring, low level WC, wash hand basin with cupboard space below and tiled splashback, obscure UPVC window and heated towel rail.



BREAKFAST KITCHEN

16' 2" x 9' 10" (4.93m x 3m) With two UPVC double glazed windows and external door, laminate flooring, fitted with a range of wall, drawer and base units with work surfaces over, incorporating a breakfast bar and 1½ porcelain sink drainer with mixer tap, integrated fridge freezer, dishwasher, double oven, four ring ceramic hob with extractor fan over, radiator, spotlighting, a further range of wall and base units with work surfaces forming a utility area with plumbing and spaces for washing machine and tumble dryer and internal access to the garage.



GARAGE

17' 2" x 8' 1" (5.23m x 2.46m) With UPVC double glazed window, roller door, power and lighting.

FIRST FLOOR LANDING

Access to roof void and airing cupboard.



BEDROOM 1

11' 9" x 9' 10" (3.58m x 3m) With UPVC double glazed window, radiator and wardrobe area.

BEDROOM 2

12' 8" x 9' 6" (3.86m x 2.9m) With UPVC double glazed window, built-in wardrobe and radiator.

BEDROOM 3

8' 2" x 8' 1" (2.49m x 2.46m) With UPVC double glazed window and radiator.

BATHROOM

8' 8" x 5' 9" (2.64m x 1.75m) With UPVC double glazed window, vinyl flooring, low level WC, wash hand basin, bath with mains shower over, tiled walls, towel rail and extractor fan.

OUTSIDE

The gardens are immaculately maintained and a real credit to the owners with lawned areas, well-stocked flower beds, multiple seating spaces, BBQ area and a discreet area for bin and wood storage. To the front of the property there is an additional lawned garden, a driveway providing off road parking and access to the garage. The property sits on a generous plot with potential to extend above the garage (subject to the necessary planning permissions).



WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH and J Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

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GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

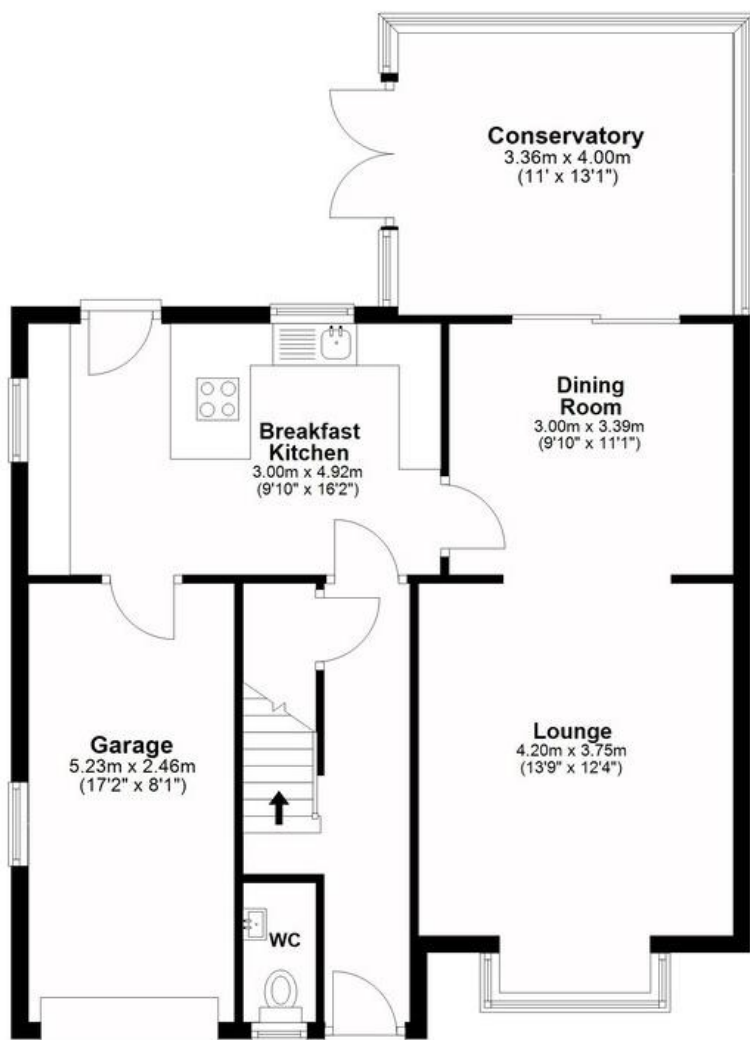
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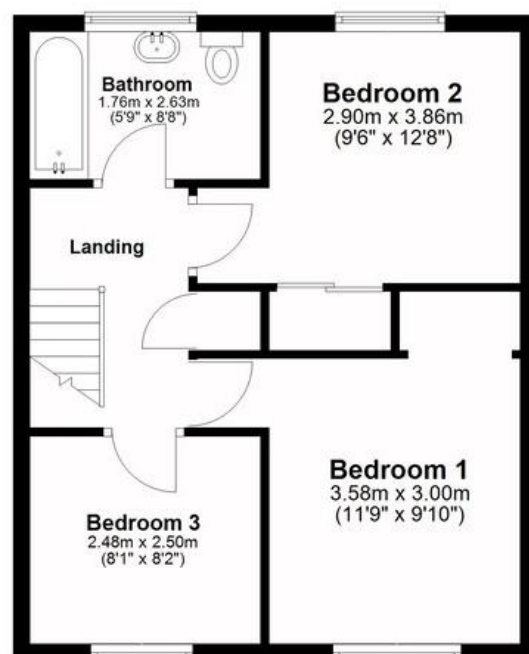
Ground Floor

Approx. 80.5 sq. metres (866.9 sq. feet)



First Floor

Approx. 42.0 sq. metres (451.9 sq. feet)



Total area: approx. 122.5 sq. metres (1318.7 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied on for scale or accuracy.

Mundys Estate Agents
Plan produced using PlanUp.

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Lincoln
LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

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

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