



**Chapel Cottage**  
Old Bolingbroke, Spilsby, Lincolnshire. PE23 4ES

**BELL**





## Chapel Cottage

### Old Bolingbroke

Chapel Cottage is a cosy, one-bedroom end-terrace property, offering charming accommodation to the historic village of Old Bolingbroke. With parking and rose garden to the front, and courtyard garden to the rear, the property enjoys wood features and a bright feel throughout, having been enhanced and modernised by the current vendor. The ground floor offers a front-facing lounge, dining hallway, garden room, shower room and kitchen; with bedroom and washroom to the first floor.

The property is currently used as holiday accommodation.

#### ACCOMMODATION

**Kitchen** having composite stable style main entrance door and uPVC double glazed window to front aspect; a good range of modern units to base and wall levels AEG oven, four ring induction hob, integrated fridge-freezer, space and connections for under counter washing machine or dishwasher. Tiled floor, loft access hatch, electric heater, ceiling light and power points.

**Dining Hallway** with tiled floor, carpeted staircase to first floor, electric heater and ceiling lights. Open doorway to garden room, pine doors to lounge and to:

**Shower Room** having uPVC double glazed window to rear aspect; shower cubicle with board surround, electric shower over tiled floor, wash hand basin set to storage unit, low level WC and ceiling light.

**Garden Room** with uPVC double glazed windows to side and rear, French doors to rear; tiled floor, electric heater and power points.

**Lounge** having wood double glazed obscure door and uPVC double glazed window to front aspect; tiled floor, electric fire with oak surround, electric heater, ceiling light and power points.





## First Floor

**Landing** with uPVC double glazed window to rear aspect; carpeted floor and ceiling light. Pine doors to:

**Bedroom** with uPVC double glazed window to front aspect; built in wardrobe space, carpeted floor, electric heater, ceiling light and power points.

**Washroom** with uPVC double glazed window to side aspect; wash hand basin to storage unit, low level WC and vinyl flooring.

## OUTSIDE

The property is approached to the front up a gravel driveway, providing dedicated off-road parking alongside a small, mature garden laid to a rose garden with low level hedged borders.

The rear garden, accessed through the property, is set out as a beautiful courtyard garden, south and west facing, with paved seating, mature borders and a timber potting shed.

## THE AREA

Home to what remains of Bolingbroke Castle, birthplace of King Henry IV, Old Bolingbroke sits in a broad valley between the Kirby and Keal hills, with walks through classic mid-Lincolnshire countryside on offer. The well serviced market town of Spilsby lies three miles away, with the larger towns of Horncastle (eight miles), Boston (16) and Skegness (16) all convenient.

East Lindsey District Council – Tax band: tbc

**ENERGY PERFORMANCE RATING; G**  
Electric heaters

**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.

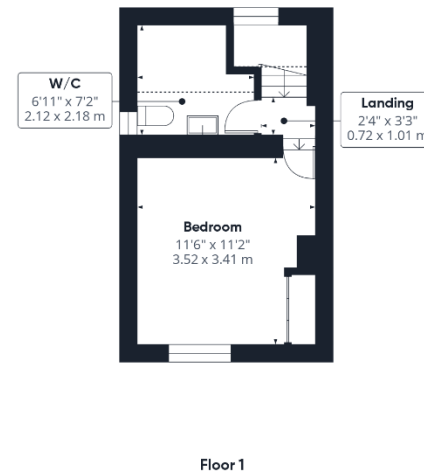
**VIEWING:** By arrangement with the agent's Horncastle Office...

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Approximate total area<sup>(1)</sup>

586 ft<sup>2</sup>  
54.4 m<sup>2</sup>

Reduced headroom

28 ft<sup>2</sup>  
2.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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