



Chapel House

Chapel Lane

Laxton



Offers in Excess of £400,000

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Stunning Character Property...





Chapel Lane





Welcome

Situated in the highly sought after historic village of Laxton, Chapel House is full of character and charm throughout including original features that have been incorporated into the design during the extension. Internally the property boasts a spacious kitchen diner, lounge, bedroom and shower room to the ground floor with the first floor housing three further bedrooms and family bathroom. Not only does this property have a lot to offer internally but externally you will not be disappointed with the countryside views that can be observed from the gardens. Ideally situated close to major transport routes. Offered For Sale With No Upward Chain, viewings are a must to appreciate all this unique property has to offer.



Step inside...

Entrance Hall

Accessed through a wooden door and having tiled flooring, wall light fitting, wooden glazed door and window to the kitchen.

Kitchen 10' 8" x 13' 2" (3.25m x 4.01m)

Fitted with a range of wall and base units having square edge work surfaces over inset with a stainless steel sink, drainer and mixer tap. Space and plumbing for washing machine, dishwasher and free standing electric oven. Tiled splash backs and flooring, dual aspect uPVC windows, two pendant light fittings and radiator.

Dining Room 8' 10" x 13' 2" (2.70m x 4.01m)

With tiled flooring, dual aspect uPVC windows, pendant light fitting, wall mounted fuse box and radiator.

Lounge 22' 2" x 15' 3" (6.75m x 4.64m)

Feature log burner having a brick surround and hearth with wooden mantle over. Patio doors out to the garden, dual aspect uPVC windows, carpet flooring, wooden ceiling beams, three radiators, wall and ceiling light fittings.

Bedroom One 10' 6" x 11' 7" (3.20m x 3.53m)

With built in storage, dual aspect uPVC windows, carpet flooring, pendant light fitting, radiator,, BT and TV points.

Shower Room 9' 10" x 8' 6" (2.99m x 2.59m)

Fitted with a four piece suite comprising mains fed walk in shower, bidet, low flush WC and wall mounted hand wash basin. Tiled splash backs and flooring, uPVC window, chrome heated towel rail, ceiling light fitting and shaver point.

First Floor Landing

With carpet flooring, wall light fittings and radiator.

Bedroom Two 19' 11" x 14' 3" (6.08m x 4.35m)

With dual aspect Chapel windows, built in storage, wall light fittings, radiator, loft access and TV point.

Bedroom Three 22' 1" x 12' 1" (6.74m x 3.68m)

Split into two sections this bedroom has space for its own dressing room. With carpet flooring, loft access, dual aspect uPVC windows, two ceiling light fittings, two radiators, TV and BT points.

Bedroom Four 8' 7" x 10' 11" (2.62m x 3.33m)

With carpet flooring, built in shelving, dual aspect Chapel windows, ceiling light fitting and radiator.

Bathroom 11' 2" x 8' 7" (3.40m x 2.61m)

Fitted with a three piece suite comprising of bath with electric shower over, wash basin set in a vanity unit and low flush WC. Built in storage, tiled splash backs, chrome heated towel rail, vinyl flooring and ceiling light fitting.

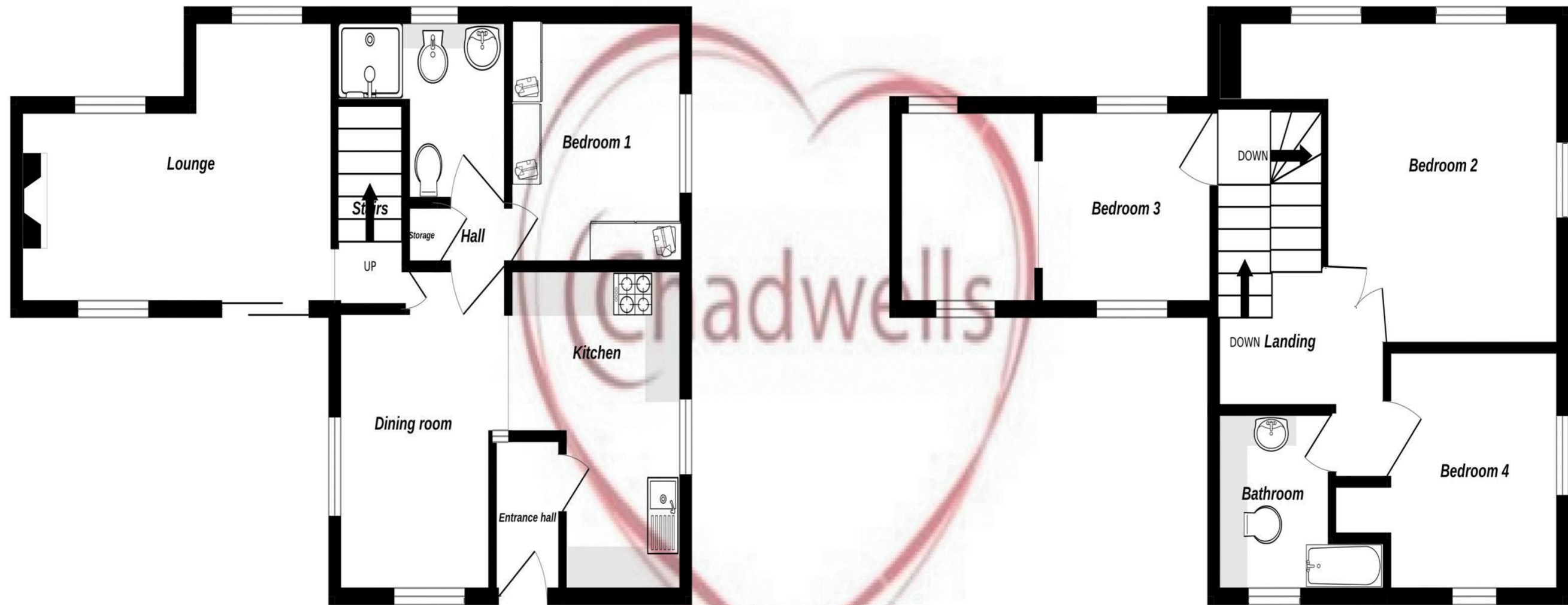
External

With a stoned driveway to the front and side aspect offering ample off road parking. A wooden gate leads you to the enclosed garden which has a good sized patio area to the side aspect and a lawn to the rear with an array of shrubs. There is a outhouse which offers external storage space and is also fitted with a WC and hand wash basin.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

Ground Floor

1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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