



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

£180,000

2 Bedroom Cottage

- Freehold
- Two Bedrooms
- Charming Cottage With Beautiful Features
- Driveway To The Front
- Wood Burning Stove
- Landscaped Rear Garden
- Located Within The Sought After Village Of Old Bolingbroke
- Lounge With Wood Burning Stove
- EPC Rating - G, Council Tax Band - A

[Click here to access the Energy Performance Certificate for Chapel Cottage, Old Bolingbroke, Spilsby, Lincolnshire, PE23 4ES](#)



Overview

Tucked away within the highly sought-after village of Old Bolingbroke, on the edge of the Lincolnshire Wolds Area of Outstanding Natural Beauty, this beautifully presented cottage is full of charm and character while offering stylish accommodation throughout. The village is renowned for its picturesque setting, historic castle ruins and peaceful rural lifestyle, making it one of the area's most desirable locations.



The accommodation comprises an inviting lounge featuring a wood-burning stove that has been recently installed, creating a warm and cosy focal point, together with a well-appointed kitchen/breakfast room, recently replaced shower room with new brushed brass heated towel rail and a conservatory overlooking the garden. To the first floor are two bedrooms. each room benefits from having modern electric heaters, including the conservatory. The property has received upgrades by the current owner including an upgraded bathroom suite, a log burner/multi fuel stove installed set within a Farrow & Ball feature wall, a landscaped garden laid to lawn, a second bedroom, plus other attractive features throughout.

Outside, the property benefits from a driveway providing off-road parking to the front, while to the rear is a delightful cottage-style garden which, although modest in size, has been thoughtfully designed to make the most of the space. There is a lawned area that has recently been landscaped, with well-stocked borders and a seating area, providing the perfect spot to relax and enjoy the peaceful surroundings.

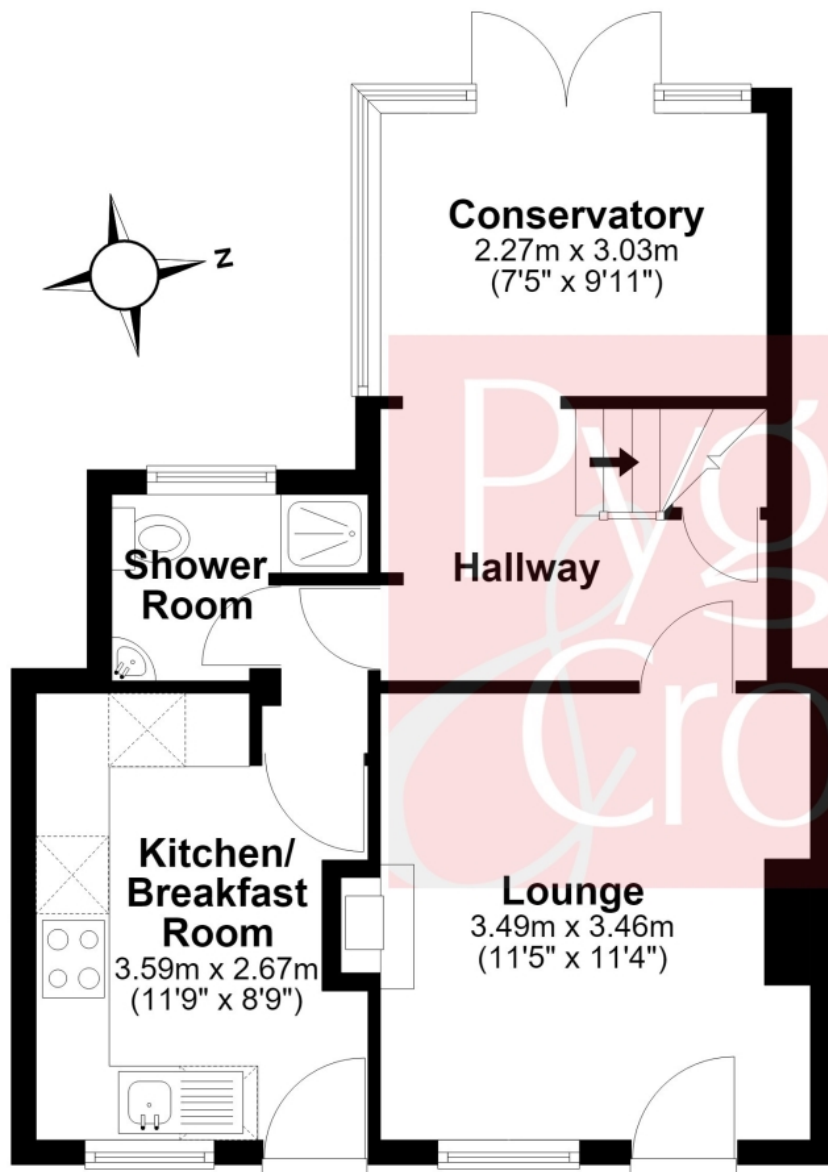
Offering a wonderful blend of character, modern presentation and an enviable village location, this charming home is ideal for those seeking a countryside retreat, first home or holiday cottage. Viewing is highly recommended to fully appreciate everything this delightful property has to offer.





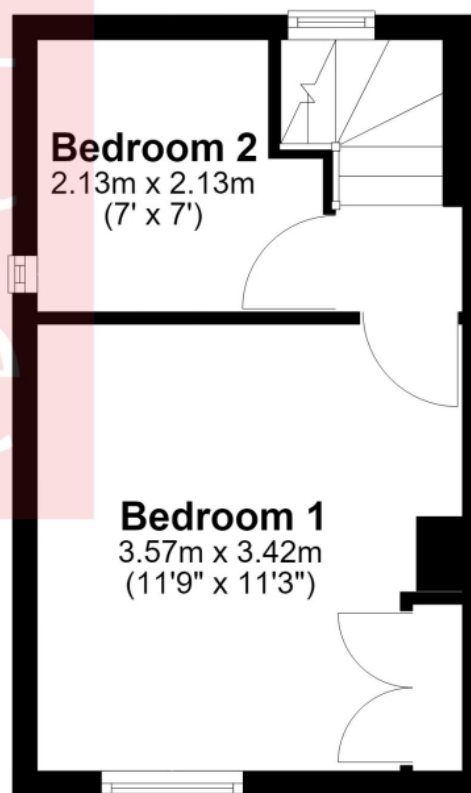
Ground Floor

Approx. 39.8 sq. metres (428.3 sq. feet)



First Floor

Approx. 19.9 sq. metres (213.8 sq. feet)



Total area: approx. 59.7 sq. metres (642.1 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.



Location



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