



**£225,000**

The Old Methodist Chapel, Northlands, Sibsey, Boston, Lincolnshire PE22 0UA

**SHARMAN BURGESS**



**The Old Methodist Chapel, Northlands,  
Sibsey, Boston, Lincolnshire PE22 0UA  
£225,000 Freehold**

**ACCOMMODATION**

**ENTRANCE PORCH**

Having a partially glazed front entrance door, wall mounted coat hooks, double doors through to:-

A unique former Methodist chapel being well appointed and well presented throughout. Accommodation comprises an open plan kitchen with dining area and lounge with feature multi fuel stove, utility room, first floor galleried landing, three well proportioned bedrooms and a four piece family bathroom. Further benefits include an enclosed garden to the rear and LPG central heating. The property is offered for sale with NO ONWARD CHAIN. Internal inspection is highly recommended in order to fully appreciate this individual detached property.



**SHARMAN BURGESS**





### OPEN PLAN KITCHEN DINER AND LOUNGE

29' 5" (maximum) x 19' 5" (maximum) (8.97m x 5.92m)

The Kitchen area comprises counter tops with inset circular stainless steel sink and drainer with mixer tap, range of base level storage units, drawer units and matching eye level wall units, integrated dishwasher, oven and grill, four ring electric hob with fume extractor above, integrated fridge and freezer, low level kick board lighting, return work surface providing breakfast bar, ample room for dining table, ceiling recessed lighting, radiator, staircase leading off, obscure glazed windows to side aspects, under stairs storage cupboard. The lounge area comprises a feature multi fuel stove with stone hearth and tiled surround, TV aerial point, coved cornice, ceiling recessed lighting, radiator, triple aspect windows, double doors leading out to the rear.

### SIDE ENTRANCE

Having partially glazed side entrance door, radiator, coved cornice, ceiling recessed lighting.

### UTILITY ROOM

Having counter top with tiled splashbacks, base level storage units beneath and matching eye level wall units, stainless steel sink and drainer with mixer tap, WC with concealed cistern, plumbing for automatic washing machine, wall mounted Worcester gas central heating boiler, extractor fan, coved cornice, ceiling recessed lighting.

### FIRST FLOOR GALLERIED LANDING

Having access to roof space, ceiling light point, coved cornice.



**SHARMAN  
BURGESS** Est 1996



### BEDROOM ONE

11' 8" (maximum) x 9' 7" (maximum) (3.56m x 2.92m)

Having dual aspect windows, coved cornice, ceiling light point.

### BEDROOM TWO

11' 8" (maximum) x 9' 6" (maximum) (3.56m x 2.90m)

Having dual aspect windows, coved cornice, ceiling light point.

### BEDROOM THREE

9' 5" (maximum) x 8' 6" (maximum) (2.87m x 2.59m)

Having window to front aspect, coved cornice, ceiling light point, TV aerial point, telephone point.

### FAMILY BATHROOM

9' 6" x 8' 5" (2.90m x 2.57m)

Being fitted with a four piece suite comprising shower cubicle with wall mounted Bristan electric shower within and fitted shower screen, WC with concealed cistern, wash hand basin with mixer tap and storage beneath, panelled bath with mixer tap, fully tiled walls, coved cornice, ceiling recessed lighting, extractor fan, obscure glazed window.

### EXTERIOR

Side gated access leads to the enclosed rear garden which comprises sections of paving, artificial grass and flower and shrub borders. To the rear right hand corner of the garden is a timber summerhouse which is to be included within the sale. The garden is served by an outside tap and power.

### SERVICES

Mains water, drainage and electricity are connected to the property. The property is served by LPG central heating.

### REFERENCE

08042024/27515909/COA





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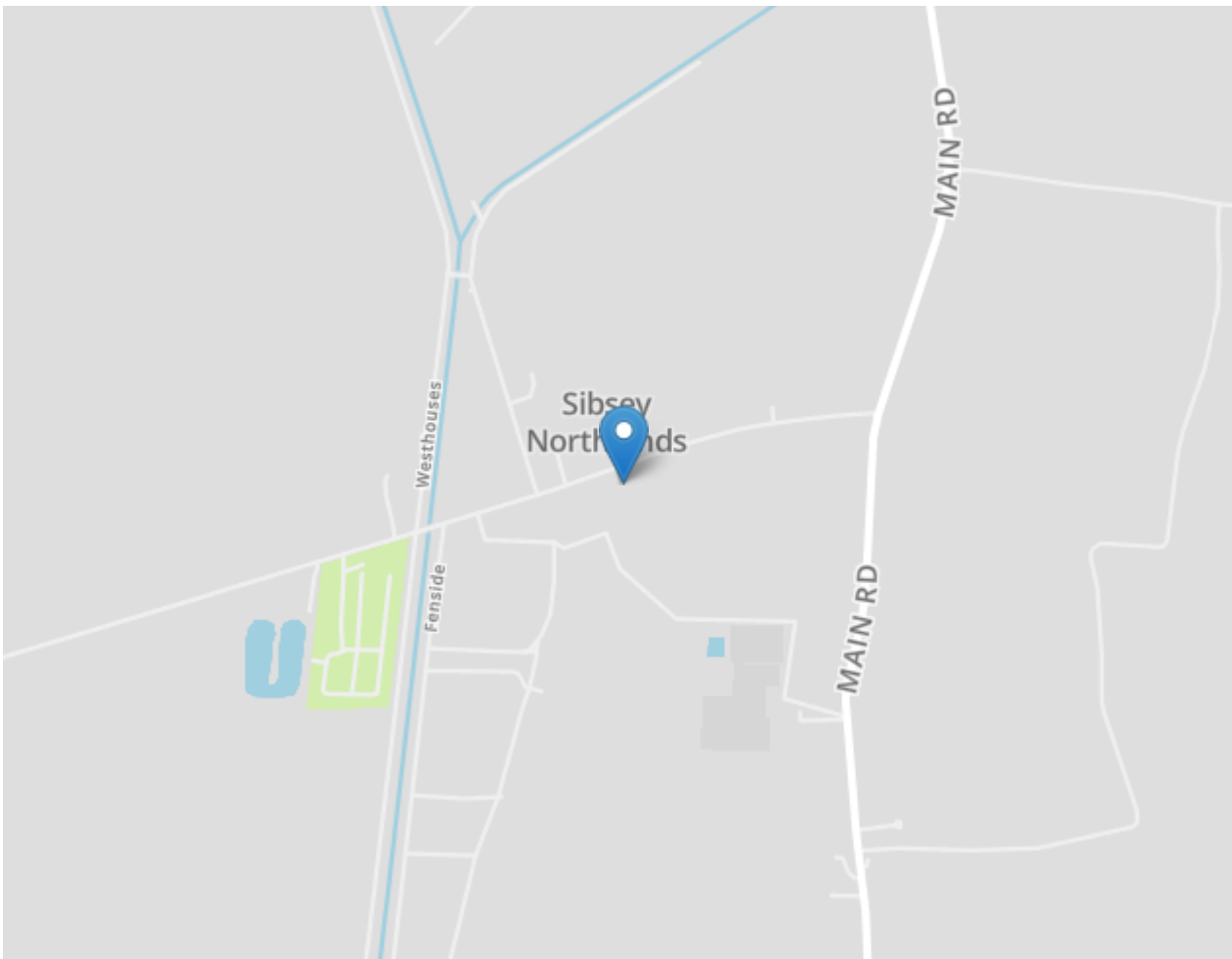
## AGENT'S NOTES

Sharman Burgess have not tested any equipment or central heating which is included within the sale. Purchasers are advised to satisfy themselves as to working order and/or condition. These sales particulars are intended for guidance only and do not constitute part of an offer or contract. Details and statements should not be relied upon as representations of fact, and prospective purchasers are advised to satisfy themselves by inspection or otherwise as to the correctness of each and every item.

Sharman Burgess provide a range of optional services to buyers and sellers. If you require help arranging finance, we can refer you to our in-house mortgage specialists, Yellow Financial services Ltd.

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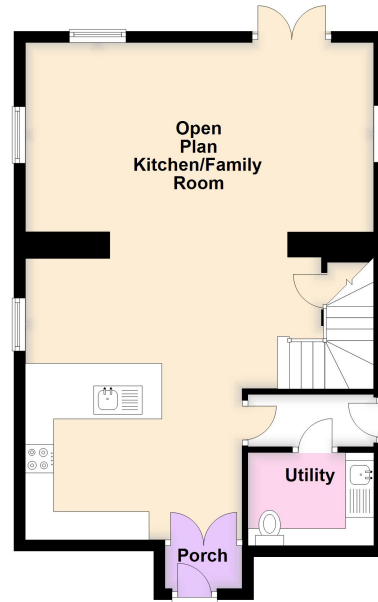
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



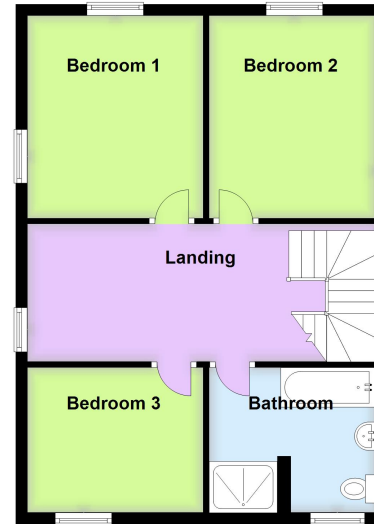
**SHARMAN BURGESS**



**Ground Floor**  
Approx. 55.6 sq. metres (598.5 sq. feet)



**First Floor**  
Approx. 54.2 sq. metres (583.2 sq. feet)



Total area: approx. 109.8 sq. metres (1181.7 sq. feet)



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	70	78
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	