



# The Old Chapel

Chapel Lane, Donington-on-Bain, LN11 9TN



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A former Methodist church originally constructed in 1936, this charming property has been extensively improved over the years to create an unusual and characterful home.

The attractive red brick home retains a number of original features, including a date plaque over the front door, including exposed beams and trusses supporting the high ceilings, though it has been given a thorough and high quality renovation with beautifully appointed rooms, solar-powered Velux windows and a Dolby cinema and projector and screen (available by separate negotiation).

The main reception space is open plan and has a remote controlled pellet stove, in the original church hall, and is a cheery colourful space that's perfect for entertaining.

There are a total of four double bedrooms, which could be changed to different uses if desired, plus a dedicated home working space.





This very special home is deceptively spacious and offers approximately 3363 sq ft of living space.

An entrance hall opens onto the main reception area and kitchen, off which there is a contemporary utility room, a pantry and a useful cloakroom with WC.

Separately there is a formal dining room, a study and a ground floor shower room. There is also a bedroom with en suite facilities and an inbuilt steam room.

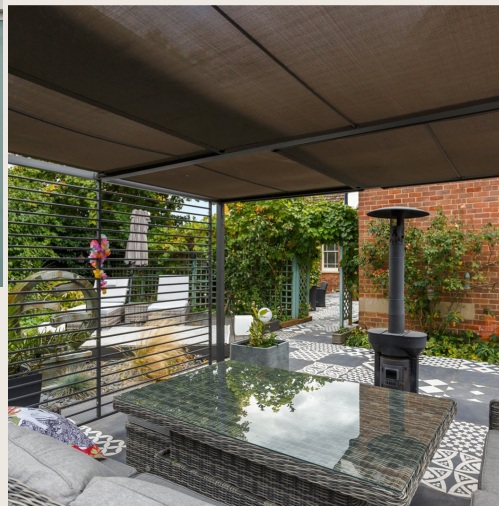
Upstairs there are three good-size bedrooms, with one having a fitted dressing room and two benefit from en suites, one with freestanding bath and walk in shower.





Externally the property boasts a Mediterranean-style garden with patterned Portuguese-style tiling, a covered lounge area and water features.

An outdoor kitchen provides a great party space during the warmer months and there are a number of spaces for furniture.



Though secluded, the garden offers lovely views of the village church.

To the front there is access to a large garage, off-street parking and access to two electric car charging points.











# Location

The property is situated in charming Donington-on-Bain which boasts a village church, a preschool, primary school, a post office, general store, public house, tennis courts, football club and a play park, with wider amenities available in neighbouring villages including the Barkwiths and Wragby.

There are good road links for commuting into Louth (approximately 8.2 miles away) and Lincoln (approximately 22 miles away).

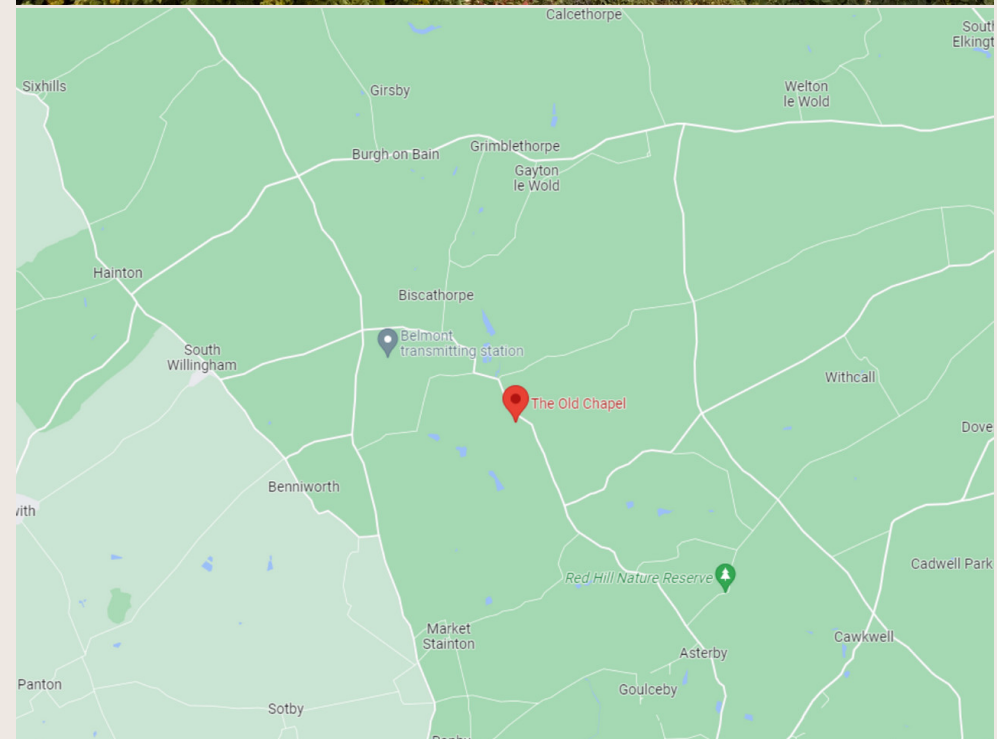
There is access to both Queen Elizabeth Grammar school in Horncastle and King Edward Grammar school situated in Louth.

The cathedral city offers a full range of amenities including shops, leisure facilities, the quaintly historic Cathedral Quarter, universities and the County Hospital. The well-respected Minster and St Mary's private schools are also situated in uphill Lincoln while other local schools include Priory Pembroke Academy, William Farr Comprehensive and The Priory.

Lincoln train station has a direct train to London (Kings Cross from 120 minutes). The A1 trunk road is accessed at Newark.

Disclaimer: All distances and journey times are approximate.

Photographs were taken October 2022.



# Floorplans

Approximate Gross Internal Floor Area 3,363 sq ft

Approximate Area = 312.4 sq m / 3363 sq ft (Excluding Void)

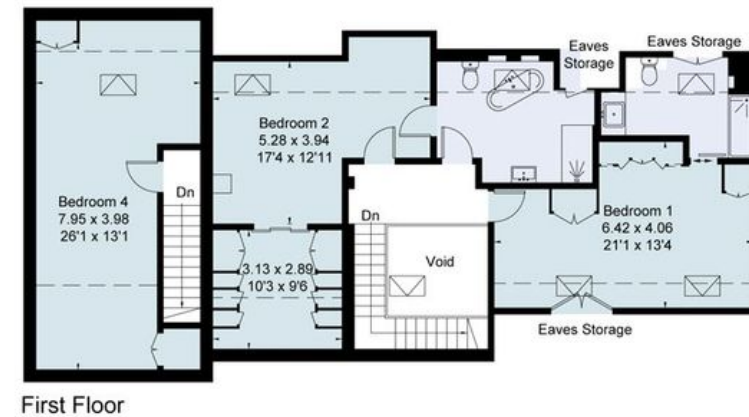
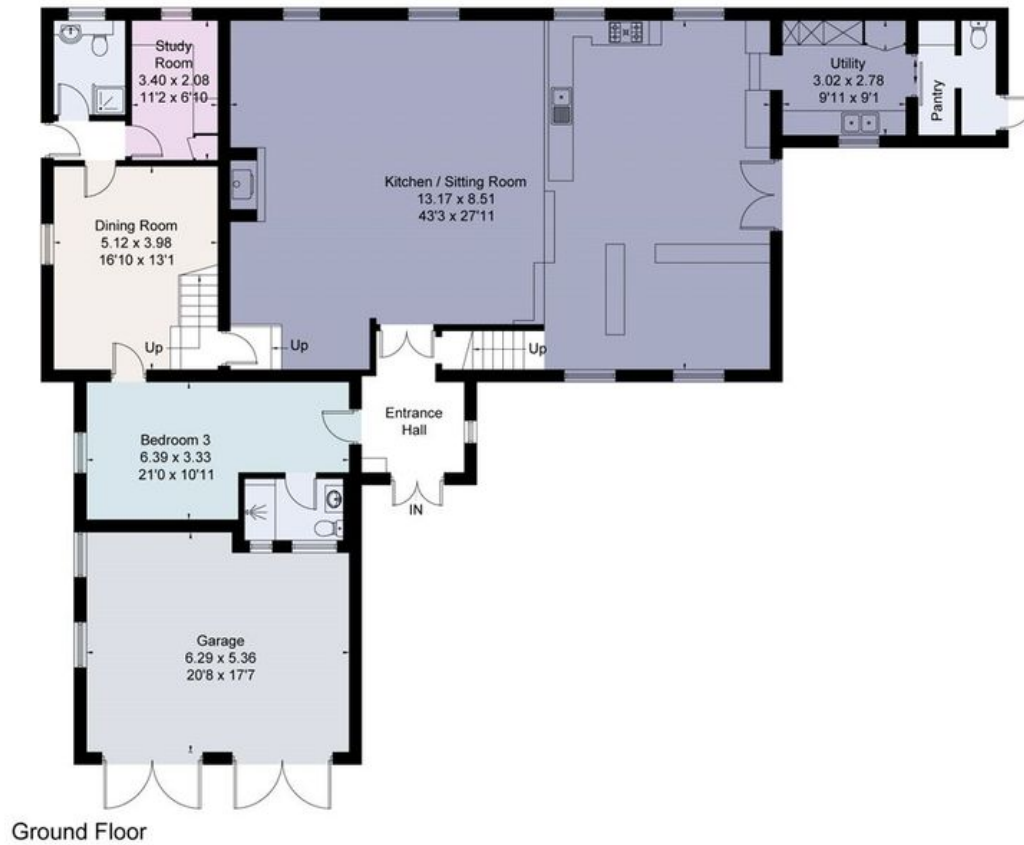
Including Limited Use Area (27.4 sq m / 295 sq ft)

Garage = 33.3 sq m / 358 sq ft

Total = 345.7 sq m / 3721 sq ft

For identification only. Not to scale.

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# Property Details

## Council Tax

Band = D

## Tenure

Freehold

## Services

Mains Water

Electricity

Mains Drainage

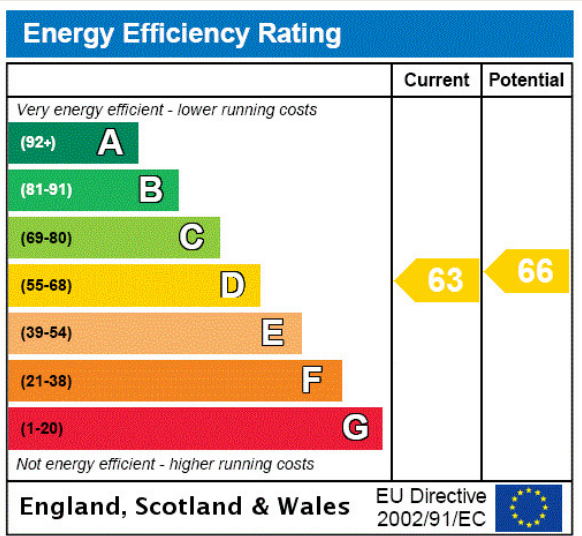
Central Heating

Biomass

## EPC

EPC Rating = D

PROPERTY





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## Enquire



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Viewing strictly by appointment

## More Information



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Published: March 2023

Property Ref: CLI228718

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