



A wonderfully converted former Methodist Chapel

The Old Chapel, Chapel Lane, Granby, Nottingham

Freehold





Highly sought after village location • A sympathetic conversion
 • Open plan living • Sitting room • Open plan living / dining
 kitchen • Study • Mezzanine games room / home office • Three
 / four bedrooms, three bathrooms • Gated entrance • Double
 garage

Local Information

Granby lies in the Vale of Belvoir and has a village hall and pub, there are well regarded primary schools in the nearby villages of Orston, Aslockton and Langar.

Further amenities are available in the nearby market town of Bingham including secondary schooling, a range of shops, doctors, dentists and a leisure centre.

Granby is connected to high speed broadband, is convenient for the A52 and the A46, the A1 and M1 and from the nearby town of Grantham there is a high speed train to Kings Cross station, London in just over an hour.

About this property

Ground Floor - Front entrance door opening through to entrance vestibule, cast iron radiator and door opening through to reception area, wood strip flooring, full height opening to the roof and opening to:

Sitting room. Wood strip flooring, five cast iron radiators, feature leaded double glazed arch windows to both the front and the side elevations with fitted shutters. Bare faced brick chimney breasts with inset log fire place with oak beam and inset log burner and spiral staircase leading to the first floor.

Doors leading off to bedroom, wood strip flooring, radiator, leaded double glazed windows with the front and side elevations, en suite shower room with low level WC, pedestal wash hand basin, corner shower cubicle, towel radiator and tiled floor.

Open Plan kitchen/diner - A bespoke fitted kitchen with oak base and wall units with granite work surfaces, leaded window to the side elevation, open vaulted ceiling with exposed beams, double sink unit, island unit with granite work surfaces with inset sink unit, four ring hob, integrated dishwasher, microwave, cast iron radiator, range cooker with cooker hood above, American style fridge/freezer (separate negotiation), pantry unit.

Dining area, two cast iron radiators, vaulted ceiling, slate tiled flooring and spiral staircase to the first floor.

Downstairs Cloaks, low level WC, towel radiator, base unit incorporating Belfast style sink unit.

Bedroom two, radiator, woodblock floor, wall light points, double glazed French doors to the rear, en suite shower room with pedestal wash hand basin, corner shower cubicle, towel radiator, low level WC and double glazed roof.



Leading off from the dining area there are twin French doors opening through to the garden room/study area with double glazed French doors to the side elevation, double glazed window to the side and double glazed roof.

Rear porch/store area with double glazed French doors to the rear and radiator.

First Floor - Spiral staircase leading off from the sitting room giving access to a mezzanine bedroom/home office with double glazed Velux window, radiator, wood strip floor, glass and stainless steel banisters, exposed timbers.

Principal bedroom with vaulted ceiling, sky light, leaded double glazed arched windows to both the front and side elevations with fitted shutters and fitted wardrobes.

En suite bathroom with low level WC, bidet, shower enclosure with shower fitment with body jets, vanity unit incorporating double width wash hand basin, leaded double glazed arch windows to the side elevation and fitted shutters. Double sized two berth Jacuzzi bath, sky light, tiled floor and walls and towel radiator.

Second spiral staircase leading off from the dining area giving access to a mezzanine floor/games room. A versatile room which can be put to many uses such as home office, family room or games room, two double glazed windows, radiator,

exposed beams and feature balustrades.

Outside to the front, gravel borders and pathway leading to the front entrance, a gated shared driveway giving access to the rear of the property where there is a double width block paved driveway providing car standing for vehicles and giving access to the detached double garage which has up and over door and power and light. The rear garden has a patio area and gravel borders and water feature.

Tenure

Freehold

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Nottingham Office.

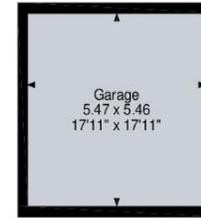
Telephone:

+44 (0) 115 934 8020.





The Old Chapel, Nottingham
 Main House gross internal area = 3,272 sq ft / 304 sq m
 Garage gross internal area = 321 sq ft / 30 sq m



Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	70	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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