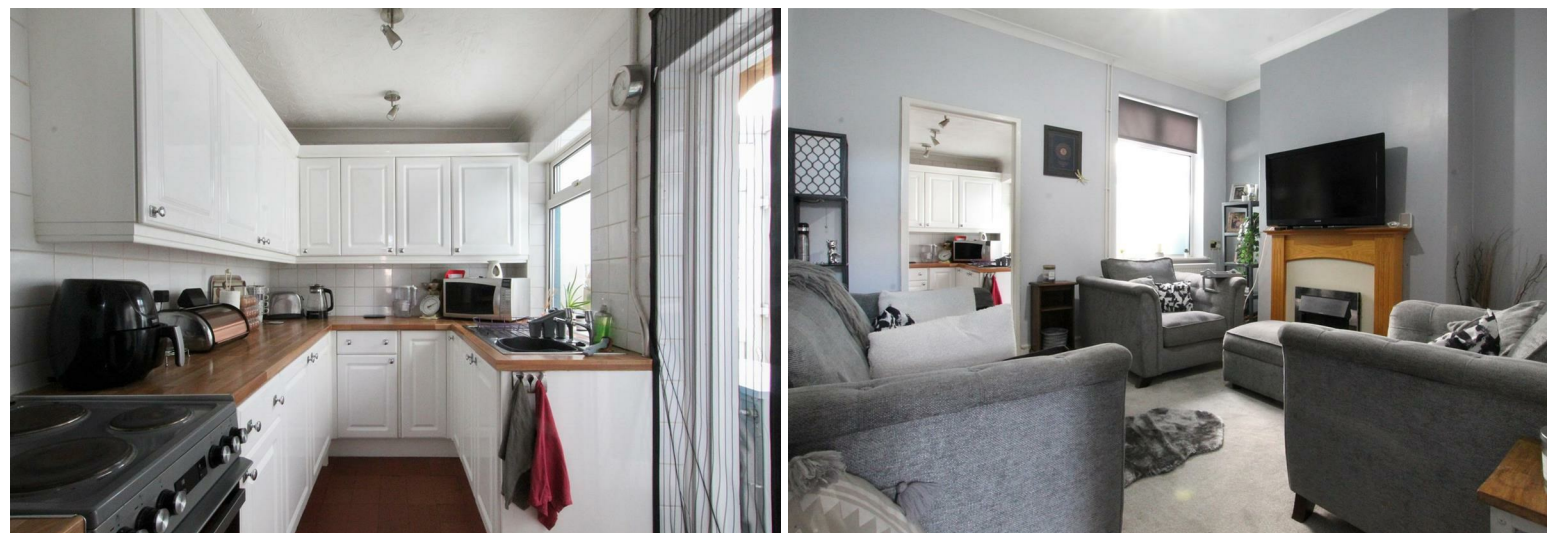




Chapel Street

Measham

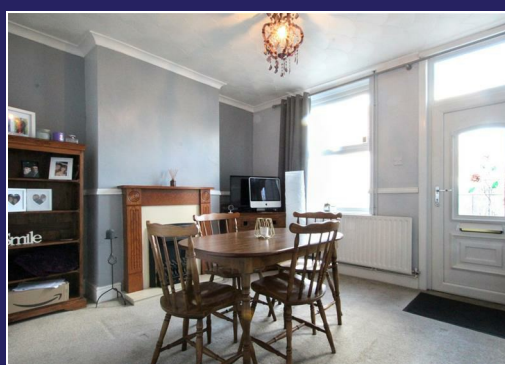
Asking Price £150,000



Chapel Street

Measham

Asking Price £150,000



Tenure

Freehold

Accommodation Details:

A two bedroom mid-terraced property with off road parking for two vehicles and a large garden to the rear.

External and Approach

This two bedroom mid-terraced house is located in a quiet, secluded no-through road, yet is within a two minute walk of the village centre. At the front of the property is a tarmac area that is set back from Chapel Street itself, with available parking for 1-2 cars. The entrance to the property is via a white UPVC door with decorative glass detail. Please note: this property has shared access via the neighbouring properties the rear to access your garden.

Dining Room

12'6" x 11'2" (3.83m x 3.42m)

To the front of the property is the first reception room, this room is flooded with natural light from the large window over looking the front aspect. This generous size room runs the width of the property and has been decorated neutrally with beige carpet to the flooring with the main feature of the electric fireplace. To the ceiling is decorative coving and an aertex style finish. One ceiling light fitting point. This room also houses the consumer unit, one double glazed UPVC window to the front elevation, a TV aerial point, the electricity meter and one central heating radiator. There is a door leading through to the inner lobby and then into reception room two.

Living Room

12'2" x 11'3" (3.72m x 3.45m)

Continuation of the carpet flooring, is another great size reception room which is filled with plenty of natural light from the large window to the lean-to utility room. This room has been decorated with soft grey tones . This room follows into the kitchen and there is a door leading to the stairs to the first floor. In this room, you will also find; radiator, power sockets, light fitting, smoke alarm, heating thermostat and coving to the ceiling. You'll also find a door leading you down to the cellar, this room has been fitted with shelving providing additional storage space.

Kitchen

6'5" x 9'6" (1.96m x 2.91m)

To the rear of the property is a modernised kitchen with fitted base and wall units in white high gloss with chrome handles. The work surfaces are finished in an oak effect laminate above which the walls are tiled to the ceiling in white ceramic tiles. This contrasts really well with the traditional red quarry tiles to the floor. You will also find a stainless steel sink, drainer and a chrome mixer tap, one UPVC double glazed window to the right hand side aspect, a free standing four ring electric oven, decorative coving to the ceiling which has an Artex style coating and 3 ceiling light fitting points. There is a door off that leads to the modern UPVC double glazed lean-to utility room.

Lean-To Utility Room

4'8" x 8'5" (1.44m x 2.58m)

A modern addition to the property which provides an excellent utility room, a rear porch area and access to the rear garden. A double glazed white UPVC extension with solid panels to waist height and glazing above. The flooring is finished in dark grey ceramic tiles and there is a door leading out to the back garden.

Cellar

In the inner lobby between the front lounge and the middle reception room, there is a door with stairs leading down to the cellar, which is situated below the front lounge area.

Stairs and Landing

The stairs rise to the first floor accommodation from the middle reception room. Directly left takes you into the first bedroom and to the right is a long landing area to the second bedroom and the bathroom which is at the rear of the property. You'll find; a carbon monoxide alarm, smoke detector, spotlights to the ceiling, soft grey tones painted walls and beige carpet to the flooring.

Bedroom One

12'5" x 11'2" (3.79m x 3.42m)

A wonderful double size bedroom to the front aspect with a large window filling the room with plenty of natural light. This room has been decorated neutrally and carpet to the flooring. There is also a cupboard over the bulk head providing wardrobe space, and there is one radiator.

Tel: 01530 271313

Bedroom Two

12'5" x 11'2" (3.79m x 3.42m)

Bedroom two is another good size double bedroom decorated neutrally with laminate flooring. This room is filled with natural light and has the view of the rear garden. This room is super spacious as currently fits a double bed along with two wardrobes. There is one pendant light to the ceiling and one radiator.

Family Bathroom

6'5" x 9'1" (1.96m x 2.79m)

To the rear of the property you will find a good sized and modernised family bathroom with a white suite comprising; a corner bath with chrome mixer tap and shower fitting, a separate wall mounted shower, a low level WC with a chrome push flush and a contemporary style sink built into a vanity unit. The walls are fully tiled to the ceiling with ceramic tiles in a light sand colour and the flooring is finished in a charcoal ceramic tiles. There is an airing cupboard housing the two year old boiler, there are four automatic spot lights to the ceiling, one central heating radiator and an extractor fan.

Loft Space

The loft hatch is located in located in bedroom two - this space has boarded with a pull down ladder.

Garden

This wonderful property boasts of a fantastic, low maintenance, south west facing garden with mature shrubs borders and a beautiful magnolia tree. To the rear is mostly patio / gravel areas where you'll a large wooden shed with a small window, this space has been insulated. Further beyond the garden is a wooden gate proving access to a brick storage shed further.

Post Code For Sat Navs

DE12 7JD

Local Authority & Council Tax Band

Band A

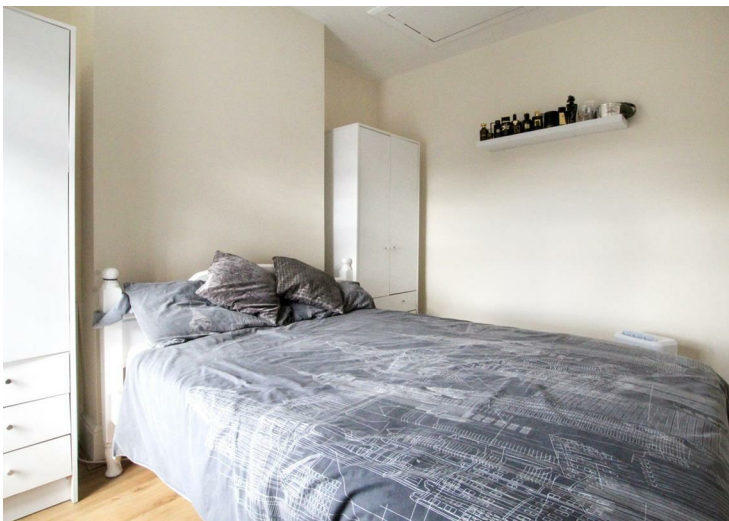
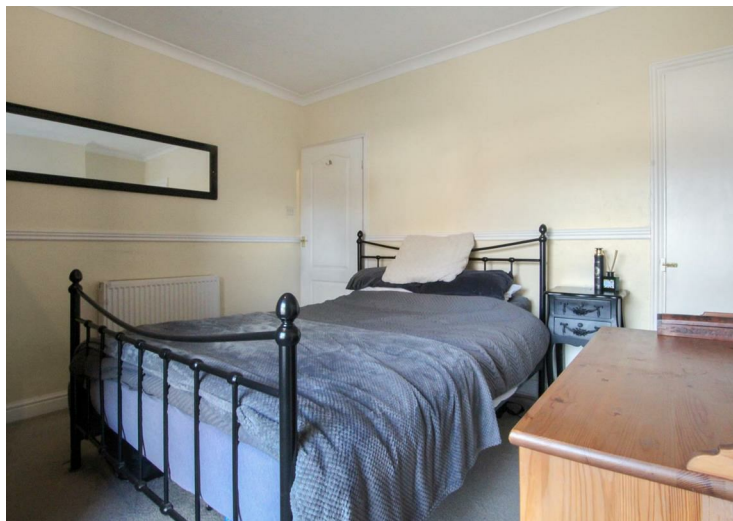
North West Leicestershire District Council

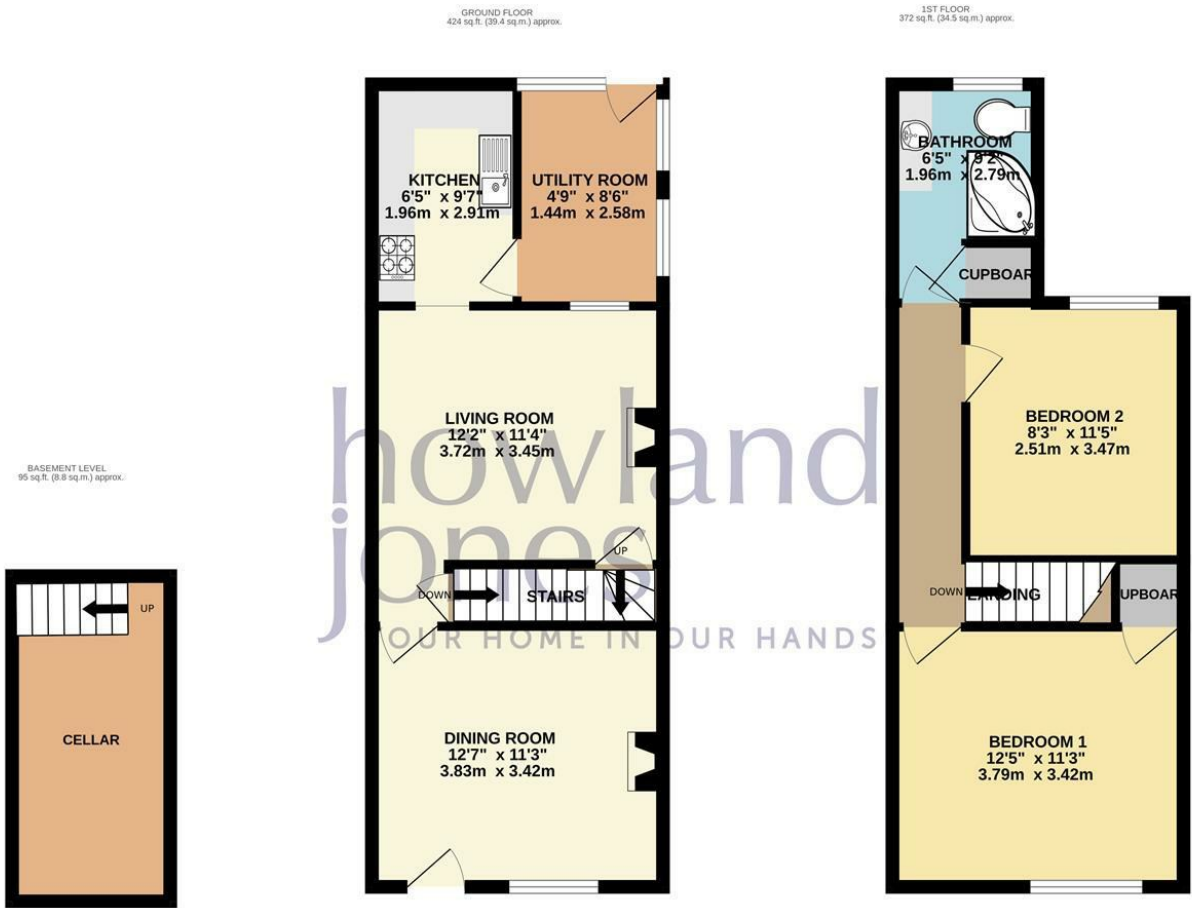
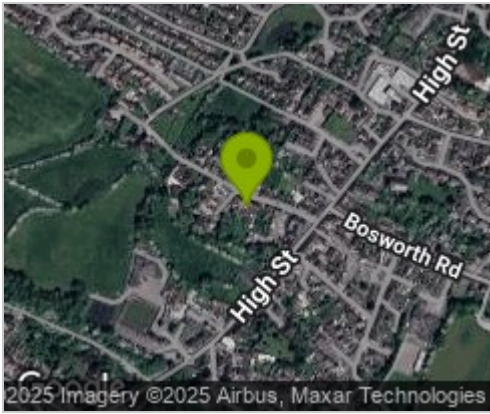
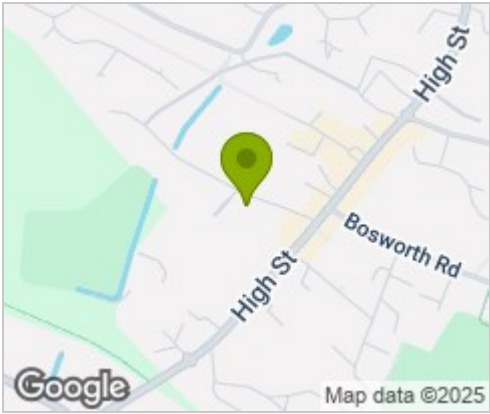
Property To Sell?

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Out Of Hours Contact Arrangements

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TOTAL FLOOR AREA: 891 sq.ft. (82.8 sq.m.) approx.

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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Council Tax band: A. Tenure: Freehold

Viewing

Please contact our Howland Jones Office on 01530 271313 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

The Howland Jones Organisation Ltd,
73-77 High Street, Measham,
Swadlincote, Derbyshire DE12 7HZ.

01530 271313
info@howlandjones.com
www.howlandjones.com