

4 The Cottages Chapel Street
Smisby, Ashby-De-La-Zouch, LE65 2TJ

£240,000



Brief Description

Nestled in the picturesque village of Smisby, on the outskirts of Ashby-De-La-Zouch, this CHARMING COTTAGE on Chapel Street offers a delightful blend of CHARACTER and MODERN living. With two well-proportioned bedrooms and a spacious open-plan living area, this property is PERFECT for first-time buyers or those looking to downsize.

As you enter through the inviting timber STABLE FRONT DOOR, you are welcomed into a bright entrance hall adorned with FEATURE tile flooring. To the right, the kitchen boasts a range of contemporary cream SHAKER-STYLE units, complete with an integrated oven and grill, tiled splashback, and dual aspect windows that flood the space with natural light. There is ample room for essential appliances, including a washing machine, fridge freezer, and dishwasher, making it a practical space for everyday living.

The heart of the home is the EXPANSIVE living room diner, featuring lovely French doors that open onto the BEAUTIFULLY LANDSCAPED rear garden. A charming fireplace with a multi-fuel burning stove adds warmth and character, creating an inviting atmosphere for relaxation and entertaining.

Upstairs, the first bedroom overlooks the tranquil rear garden and is equipped with built-in wardrobes and additional storage. The second bedroom is also generously sized, featuring a built-in cupboard for added convenience. The family bathroom is a MODERN SANCTUARY, showcasing a stylish three-piece suite with a panel bath, overhead shower, and contemporary finishes.

The SOUTH FACING rear garden is a true highlight, offering a sandstone paved patio and artificial lawn, all enclosed by a secure fence and hedgerow. This outdoor space is perfect for enjoying sunny afternoons. The property also benefits from a large gravel frontage, providing PARKING for multiple vehicles and featuring a charming stone wall boundary.

This delightful cottage is a RARE FIND, combining modern comforts with the charm of village life, making it an ideal choice.







ON THE GROUND FLOOR

Entrance Hall

Kitchen

10'7" x 6'0" (3.23m x 1.83m)

Living Room Diner

15'0" x 12'6" (4.57m x 3.81m)



ON THE FIRST FLOOR

Landing

Bedroom 1

11'4" x 12'6" (3.45m x 3.81m)

Bedroom 2

7'5" x 6'7" (2.26m x 2.01m)

Family Bathroom



ON THE OUTSIDE

Rear Garden

Front Garden/Driveway





Floor Plan



Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

