



Chapel Street, Measham



Freehold

£179,950



Key Features

- Completely Renovated Throughout
- Two Bedroom Victorian Semi Detached Cottage
- Lounge + Feature Fireplace
- Stylish Kitchen/Diner
- Cloakroom/W.C.
- Two Double Bedrooms
- EPC rating D





Discover the perfect blend of cosy cottage charm and modern living, this two bedroom semi-detached home gracefully situated on a quiet corner of Chapel Street in the centre of Measham.

Step inside to unveil a bright and spacious interior featuring a modern kitchen/diner with dark blue cabinets and contrasting oak worktops. Fitted with a electric four ring hob with oven/grill below. A upright fridge freezer and space and plumbing for a washing machine. The open-plan design seamlessly connects the kitchen/diner and also offers a breakfast bar area. A welcoming lounge, highlighted by white walls, exposed beams, and a vintage wood burning stove promising warm, cosy nights in!



The upstairs you'll find two generously sized bedrooms, each with warm, beige carpeting and ample natural light, perfect for relaxing at day's end. They share a luxurious Jack and Jill bathroom with a corner bathtub, spacious enclosed shower cubicle, a dual flush toilet and pedestal mounted hand wash basin.

Outside, an expansive rear garden awaits, offering ample potential for budding gardeners or a delightful play area for children. While the outbuildings present convenient storage space and outdoor w.c., the home's red brick exterior and pastel green door add a fairy-tale touch to its facade. A block paved driveway offering off-road parking for three cars.

Located within a short stroll from local amenities, parks, and with convenient transport links, this is more than just a house—it's a home awaiting your memories.

Contact our Ashby team for more details and to schedule a viewing today.



ACCOMMODATION

LOUNGE
3.68x3.21

KITCHEN/DINER
5.53x2.56

CLOAKROOM/W.C.
1.34x1.21

FIRST FLOOR ACCOMMODATION

BEDROOM ONE
3.79x3.25

BEDROOM TWO
3.04x2.52

JACK AND JILL BATHROOM
2.52x2.29

HOW TO GET THERE:-

Postcode for sat navs: DE12 7JD

COUNCIL TAX BAND:-

The property is believed to be in council tax band: A

PLEASE NOTE:-

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Floorplan

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



Newton Fallowell Ashby-de-la-Zouch and Melbourne

01530 414666
ashby@newtonfallowell.co.uk