



2 The Cottages Chapel Street

| LE65 2TJ | Offers In The Region Of Guide Price £230,000 - £250,000

ROYSTON
& LUND

- Situated in the Beautiful Village of Smisby
- Modern Kitchen with Range Cooker
- Designated Parking
- Freehold
- Council Tax Band - C
- Two Bedroom Cottage
- Living Room French Doors & Fireplace
- South Facing Garden
- EPC Rating - C





A beautifully presented two-bedroom terraced home, offering a blend of character and modern convenience in the village of Smisby.

Entering through the hallway, you'll find the kitchen to your right—a stylish and contemporary space featuring integrated appliances and a standout range cooker, perfect for home chefs and everyday practicality.

Continue down the hallway and you're welcomed into a warm and inviting living room, complete with a log burner fireplace that adds both charm and comfort. French doors open out to the slab-paved garden, creating a seamless indoor-outdoor connection ideal for relaxing or entertaining. A side access gate provides practical entry to and from the garden.

Upstairs, the property boasts two well-appointed bedrooms, both designed with comfort and functionality in mind. You'll find fitted wardrobes and additional storage.. The family bathroom is finished with neutral tiling and benefits from a Velux window, allowing natural light to flood the space and enhance the airy feel.

To the front, the home is complete with designated parking in an open space. With its blend of modern finishes and timeless features, this home offers low-maintenance living with real character—ready to move in and enjoy.



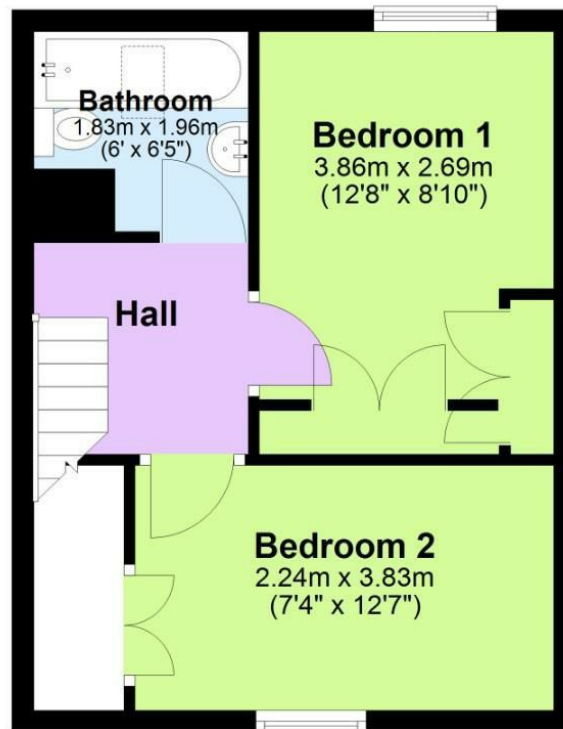
Ground Floor

Approx. 29.5 sq. metres (317.3 sq. feet)



First Floor

Approx. 29.5 sq. metres (317.3 sq. feet)



Total area: approx. 59.0 sq. metres (634.7 sq. feet)



EPC

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		
	71	80
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

**ROYSTON
& LUND**