



Chapel Rise  
Worthington Ashby-De-La-Zouch



# Chapel Rise Worthington Ashby-De-La-Zouch LE65 1RX

for sale offers over  
**£425,000**



## Property Description

A substantial Five bedroom, three storey family home with off road parking, garage, private rear garden and stunning views. The property has an oil fired central heating system and UPVC double glazing and briefly comprises: Entrance Hall with travertine stone flooring, Cloaks/WC, Lounge with walk in UPVC double glazed and leaded window, French doors to the rear leading to a garden room with travertine tiled flooring, Open plan Kitchen/Diner with matching base and wall units with granite work surfaces and a range of integrate appliances, Garden Room having Velux roof lights to a sloping ceiling providing lots of natural light from above and access to the rear garden. The first floor has four bedrooms - the Master having an ensuite bathroom and Family Bathroom. On the second floor is bedroom five. Outside the front garden is beautifully presented with paved patio and path, the rear garden is split level tiered with patios and borders inset with trees and shrubs, barked children's play area with fencing.

## Entrance

Front timber entrance door with inset opaque glazing leading to:-

## Entrance Hall

Having open spindle staircase off to the first floor, coving to the ceiling, inset spotlights, central heating radiator with fretwork radiator cover over, walls finished with dado, Travertine stone flooring, door to:-

## Cloaks/Wc

Having wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, low level WC, central heating radiator, UPVC double glazed and leaded window to the front elevation, tiled flooring.

## Lounge

28' 2" x 9' 6" plus bay ( 8.59m x 2.90m plus bay )

Walk in UPVC double glazed and leaded window to the front elevation, UPVC double glazed French doors to the rear with matching attached side panels leading to the garden room, central heating radiator with fretwork radiator cover over, feature fireplace incorporating an electric log burner effect fire with a contemporary style surround and a tiled hearth. Having an understairs store with lighting.

## Kitchen/Diner

## Kitchen Area

13' 1" x 10' 3" ( 3.99m x 3.12m )

Fitted with a range of matching base and wall units with granite work surfaces and matching upstands, open basket drawers, glazed display cabinets to wall height, opening to a brick chimney breast providing a cooking area with inset extractor fan and decorative tiled splashback, open shelving, coving to the ceiling. Also having a range of integrated appliances comprising: dishwasher, washing machine, fridge freezer, separate freezer. Having a single drainer one and a quarter bowl enamel sink unit with chrome mixer tap over, concealed under unit lighting, UPVC double glazed and leaded window to the front elevation, Travertine flooring continues through from the hall.

## Dining Area

16' 6" x 11' 1" ( 5.03m x 3.38m )

Having a feature brick fireplace incorporating cast iron log burning stove on a raised stone hearth with oak mantle beam over, central heating radiator, wide opening to:-

## Garden Room

16' 8" x 8' 9" ( 5.08m x 2.67m )

Having three double glazed Velux roof lights to a sloping ceiling providing natural light from above, further UPVC double glazed sliding patio doors along the full width of the room to the rear giving access and aspect to the garden, Travertine tiled flooring continues through from the kitchen.

## First Floor Landing

Having open spindle balustrade, dado continues to the walls and open spindle staircase off to the second floor, door to airing cupboard/clothes storage space with hanging rails and slatted shelving for ease of storage.

## Master Bedroom

16' 9" x 9' 7" ( 5.11m x 2.92m )

Having UPVC double glazed and leaded window to the rear elevation, door off to:-

## Ensuite Bathroom

A really spacious room having a ball and claw foot free standing cast iron bath with a period style chrome bath/shower mixer attachment, corner glazed shower cubicle with chrome mains shower, rain head and separate shower attachment, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, feature mirrored mosaic tiled feature wall, multi-coloured mosaic tiled feature wall, brick white tiled feature wall, inset spotlights to the ceiling, period style radiator, part chrome/part enamel towel radiator, UPVC double glazed opaque and leaded window to the front elevation, vinyl flooring.

## Bedroom Two

15' 8" x 10' 2" ( 4.78m x 3.10m )

Having UPVC double glazed window to the rear elevation, central heating radiator, inset spotlights to the ceiling.

## Bedroom Three

9' 5" x 8' 6" ( 2.87m x 2.59m )

Having UPVC double glazed and leaded window to the front elevation, central heating radiator with fitted radiator cover.

## Bedroom Four

7' x 7' ( 2.13m x 2.13m )

Having UPVC double glazed and leaded window to the rear elevation, central heating radiator.

## Family Bathroom

Having a three piece white suite comprising P shaped panelled bath with glazed shower screen and Mira electric shower over, with rain head and separate shower attachment, mixer tap over the bath, wash hand basin fitted to vanity unit with storage beneath and chrome mixer tap over, low level WC, period enamel and chrome towel radiator, UPVC double glazed and leaded opaque window to the front elevation, walls are fully tiled, vinyl flooring.

## Second Floor Landing

## Bedroom Five

13' 4" x 9' 1" ( 4.06m x 2.77m )

measured beneath sloping ceiling, plus eaves storage

Having two double glazed rooflight windows to the rear elevation, eaves storage with a hanging rail.

## Outside

## Rear Garden

Having a split level tiered garden - top level is a barked children's play area with fencing, to the middle tier is gravelled and has a large brick build barbecue and log store area and has borders inset with shrubs, to the ground floor level is a stone paved patio with a dwarf brick wall with a raised border inset with trees and shrubs. There are paved steps leading to the second tier. Majority paved enclosed with fencing and has some borders. Concealed to a brick edged enclosure is the Worcester Bosch oil fired boiler. There is also an outside power point to the rear.

## Front Garden

Beautifully presented, having brick retaining walls and brick edged stone paved steps leading up to the front door area. Further paved patio and path leading around to the front of the property, beautiful border inset with flowering shrubs, lawned area flanked with shrub border. To the front door area is security lighting, an outside tap, a gated path to the side gives access to the rear garden.

## Garage

Single garage in a separate block at the end of the cul de sac, up and over door.



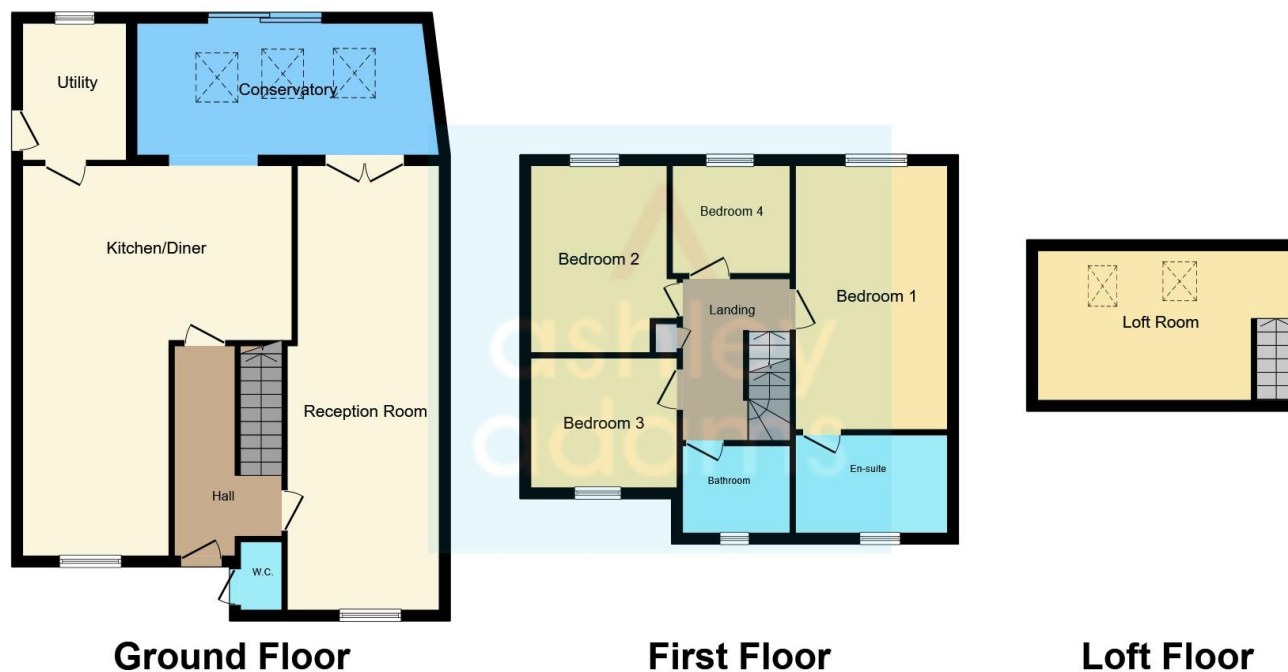












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Property Ref: MEL205523 - 0008

Tenure:Freehold EPC Rating: Exempt Council Tax Band: C

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