



Chapel Rise, Worthington



£225,000

- Two Bedroom Mid Town house
- Cosy Lounge with Fireplace
- Fitted Kitchen
- Three Piece Bathroom
- Two Double Bedrooms
- Landscaped Rear Garden
- Freehold
- EPC rating D



****DECEPTIVELY SPACIOUS TWO BEDROOMED MID TERRACED HOME**** In the quaint village of Worthington this mid terraced home provides generous accommodation throughout. Take a look inside and you'll find: a welcoming lounge and modern kitchen. Upstairs: there are two good sized bedrooms and a three piece bathroom. Call us today on 01530 414666 to arrange a viewing.

THE LOCATION

The sought-after village of Worthington is within five miles of the bustling market town of Ashby-de-la-Zouch and four miles from Melbourne. Local amenities include a primary school recently rated as outstanding by OFSTED, a general store/post office, a community run pub and a church. The property is within easy walking distance of the Cloud Trail - popular with both walkers and cyclists. The nearby A42/M42 motorway gives easy access to many Midland towns and cities including Derby, Nottingham, Leicester, Coventry and Birmingham.

ACCOMMODATION IN DETAIL



ENTRANCE HALLWAY

A welcoming area with cloakroom/storage leading to the lounge.

LOUNGE 4.57 x 4.05

A bright and airy room with a open grated fireplace, having marble inset and decorative surround. TV aerial point, under stairs storage, electric radiators and UPVC double glazed window to the front.

Door leading to:-

KITCHEN 4.08 x 2.68

Fitted with a range of cream base and drawer units with matching wall cupboards, round edge worktops, inset stainless steel sink with matching drainer and mixer tap, space for oven/grill, hob with extractor over, electric radiator, double glazed doors to the rear garden and a UPVC double glazed window to the rear.

FIRST FLOOR ACCOMMADATION

LANDING

With a loft access hatch, doors to the bathroom, storage room with hot water cylinder and both bedrooms.



BEDROOM ONE

4.02 x 3.10

UPVC double glazed window over looking front elevation, electric radiator with doors leading to extra storage/wardrobe.

BEDROOM TWO

3.33 x 2.05

UPVC double glazed window over looking the garden and electric radiator.

BATHROOM

1.93 x 1.64

Comprising: Three piece bathroom with pedestal sink, dual flush toilet, panelled bath, Triton overhead shower, tiled splashback, tiled flooring and UPVC opaque double glazed window to the rear.

OUTSIDE

FRONT ELEVATION

Off road parking located to the right side of the property with access to the garage.

REAR GARDEN

The garden is mainly laid to lawn with mature shrubs. There are steps leading up to the back fence with gated access to the road.

AND FINALLY...

COUNCIL TAX BAND

The property is believed to be in council tax band: 'D'

HOW TO GET THERE

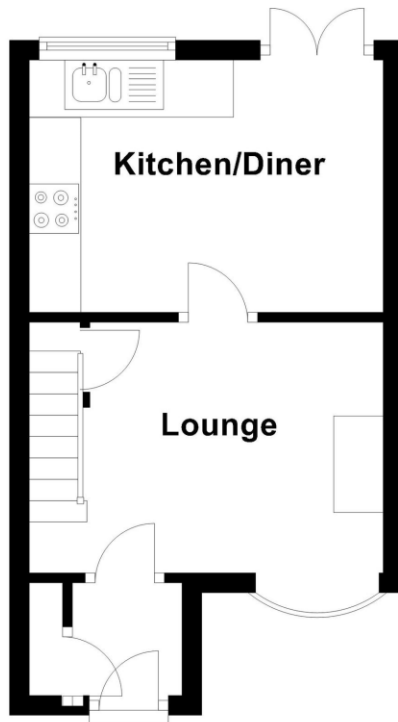
Postcode for sat navs: LE65 1RX

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			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Newton Fallowell Ashby-de-la-Zouch
and Melbourne

01530 414666
ashby@newtonfallowell.co.uk