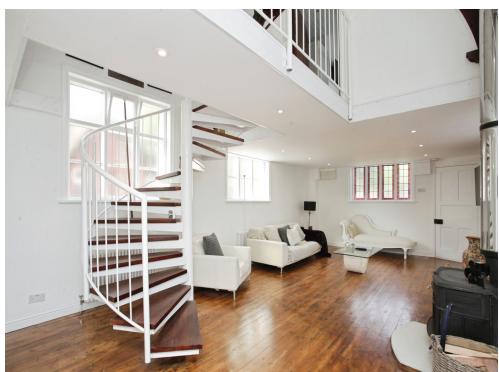




**Connells**

The Old Chapel Welford Road  
Husbands Bosworth Lutterworth



## Property Description

This stunning converted chapel built in 1912 has been designed with modern living in mind. The property in brief comprises of Open Plan living area with fully fitted kitchen and a dining area, downstairs Shower Room, Master bedrooms with En-Suite Shower Room and two further bedrooms. The property has high ceilings, stained glass windows, open beams and beautiful architectural design. This is a building rooted in spiritual history which would make a wonderful family home. The electrics and fuse board have all been upgraded to modern standards, with several of the power sockets benefiting from USB ports. The property has been fully fitted with a modern Hive electric heating system with period style radiators, as well as a stylish wood burning stove in the lounge area.

Viewing is highly recommended for this truly distinctive property in a lovely village setting

### Kitchen Area

Fitted kitchen with a range of base and wall mounted units with roll top work surface over incorporating resin sink and drainer with mixer tap over, ceramic hob, double oven, integrated microwave, integrated dishwasher, integrated Fridge/Freezer, integrated washing machine and tumble dryer, ceiling spots and breakfast bar.

### Dining Area

12' 4" x 7' 2" ( 3.76m x 2.18m )  
Having double glazed French doors to garden, feature fireplace, period radiator, ceiling spot lights and door to side.

### Downstairs Bathroom

White Suite comprising marble effect panelling to ceiling height "P" shaped bath with a clear glazed shower screen, over bath shower and rinse house, . The white vanity unit comprises two fitted drawer and houses the sink and cistern and has a co-coordinating resin top. There are opaque glazed windows, recessed lighting, a chrome ladder style radiator and an extractor fan.

### Entrance Porch

Having Quarry tiled flooring, Feature double wooden doors to front, cling light point and feature side windows.

### Open Plan Lounge / Kitchen

34' 1" Max x 14' 1" ( 10.39m Max x 4.29m )  
Having four period style radiators, log burner, wooden flooring, spiral staircase to first floor, feature windows to front and side and opening to Kitchen Area.

## Master Bedroom

14' 2" x 12' 5" ( 4.32m x 3.78m )

Having restricted head the room comprises of feature windows to front, Velux style windows to side, ceiling spot lights and period style radiator.

## En-Suite Shower Room

Modern suite comprising of Shower Cubicle, vanity Wash Hand Basin, W.C., Ceiling Spot Lights and Laminate Flooring.

## Bedroom Two

9' 5" x 6' 9" ( 2.87m x 2.06m )

Restricted head and comprising of feature windows to side, Velux windows to side, period style radiator and ceiling spots lights.

## Bedroom Three

9' 5" x 6' 9" ( 2.87m x 2.06m )

Restricted head and comprising of feature windows to side, Velux windows to side, period style radiator, ceiling spots lights and loft access.

## Outside

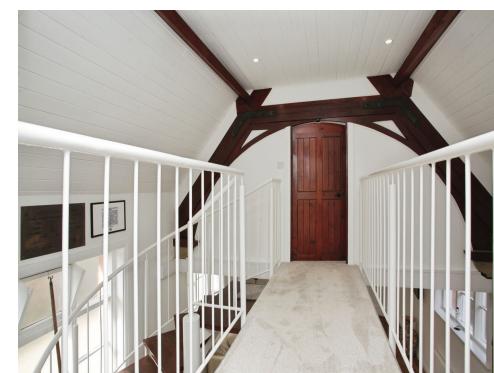
### Front Garden

Being laid mainly to lawn and having well which the current owner uses for watering the gardens.

The front garden has dropped kerb access and planning to convert to Off Road Parking.

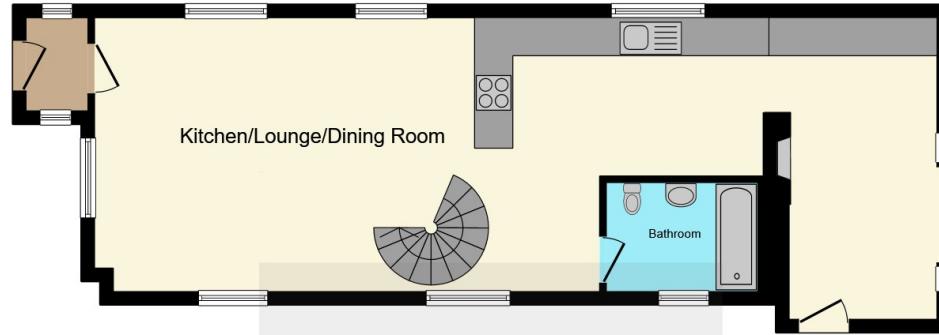
### Rear Garden

Having paved patio area with remainder laid to lawn, garden shed and cold water tap.

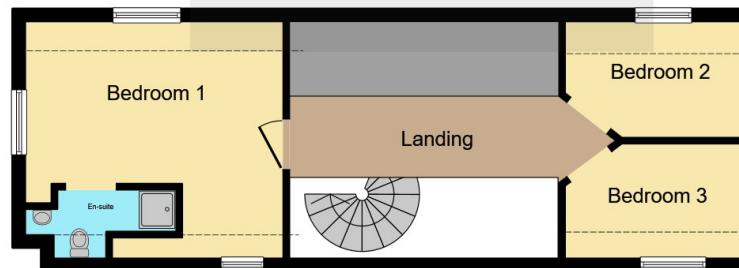








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## First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: E    Council Tax  
 Band: E

Tenure: Freehold

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