

# Chapel Rise

Worthington, Ashby-de-la-Zouch, LE65 1RX



Detached modern village home full of potential offering reception hallway, WC, large lounge, full width kitchen/dining room, three bedrooms, family bathroom, excellent gardens and offered with no chain.

£250,000



John German

This modern detached property is set in a popular cul de sac within the village of Worthington, offered with the benefit of no upward chain.

The property sits back from the road behind a tarmac driveway providing off road parking and giving access to the single garage. An entrance door opens into a good sized reception hallway with the benefit of a double storage cupboard housing the oil fired central heating boiler. To your left is a useful guest's cloakroom and a door to your right opens to reveal a very spacious lounge with coving to the ceiling, feature fireplace and a front facing leaded window. A staircase rises to the first floor.

The kitchen and dining room run full width of the property and are semi open plan via a central dividing archway. The kitchen is fitted with a range of base and wall mounted cabinets wrapping round three sides of the room with complementary counter tops, integral electric hob with oven beneath and a variety of appliance spaces, and a window overlooks the rear garden. The dining room has French double doors opening to the garden.

On the first floor you will find there are three bedrooms with the main bedroom having a lovely aspect from its front window across the close to countryside in the distance. The family bathroom has a coloured grey suite comprising panelled bath with shower above, pedestal wash hand basin, WC and complementary tiling to the walls.

Outside - To the rear is an extensive paved patio area with steps to a lawn beyond surrounded by flowering borders. Gated side access.

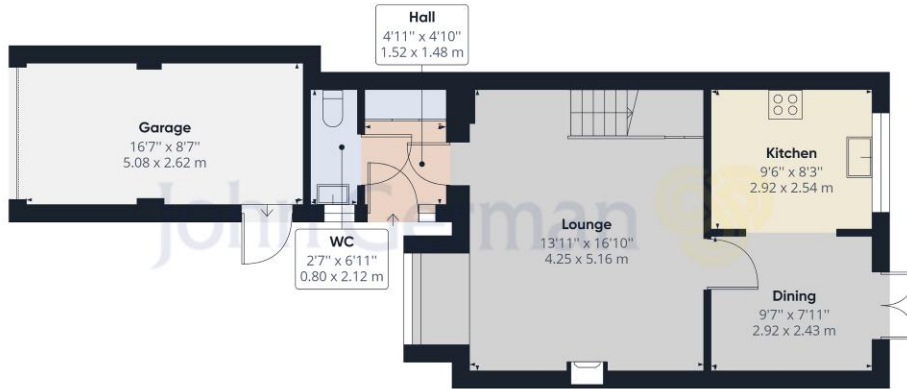
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Oil central heating. Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.nwleics.gov.uk](http://www.nwleics.gov.uk)  
[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/150523

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band C



Ground Floor



Floor 1

John German

**Approximate total area<sup>(1)</sup>**  
 998.41 ft<sup>2</sup>  
 92.76 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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#### Agents' Notes

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#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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