



# CHURCH COTTAGE

CHAPEL LANE, TUGBY

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## Church Cottage

Chapel Lane  
Tugby  
Leicester  
LE7 9WA

### A THREE-BEDROOM VILLAGE PROPERTY WITH OFF-ROAD PARKING AND A MATURE REAR GARDEN.

Dining Kitchen | Living Room | Master Ensuite  
Bedroom | Two Further Bedrooms | Family  
Bathroom | Private Driveway | Private Rear Garden |  
| EPC - E

#### ACCOMMODATION

Enter the property into an entrance hall with stairs rising to the first floor and a door into the living room diner. This room spans the depth of the property with windows to two elevations, a set of double doors out to the garden, a feature fireplace and a door into the kitchen breakfast room.

The kitchen has a range of floor-standing and wall mounted cupboards and drawers, an integrated electric hob with electric oven below and extractor fan over, a stainless-steel sink with mixer tap, space and plumbing for white goods, an integrated undercounter fridge and the oil-fired central heating boiler. The kitchen also has double doors out to garden and window to the front.

To the first-floor the master bedroom overlooks the garden with an ensuite shower room. Bedroom two and three sit to the front of the property and are served by the family bathroom that has a freestanding roll top bath, low flush lavatory and pedestal wash hand basin. The

airing cupboard is also located in the bathroom and houses the hot water tank. The internal accommodation is completed by the loft hatch access from the landing.

#### OUTSIDE

To the outside there is off-road parking on the gravel driveway. To the rear there is a mature tiered garden. the lower level is laid to lawn with raised beds and the upper level of the garden is a decked area perfectly placed to enjoy the afternoon and evening sun.

The property also benefits from a garden room/home office that has been built to the side looking out into the garden. The oil tank for the property is also located in the rear garden.

#### LOCATION

Tugby is located approximately thirteen miles due east of Leicester city centre, and seven miles west of the market town of Uppingham. The village itself has a popular local primary school, village church, public house and local butchers with a wider range of amenities found in the nearby Uppingham or Billesdon.

#### DIRECTIONAL NOTE

From Uppingham on the A47 continue for approximately 7 miles until you reach Tugby. Take a left onto Main Street and follow round until you find Chapel Lane on your right.

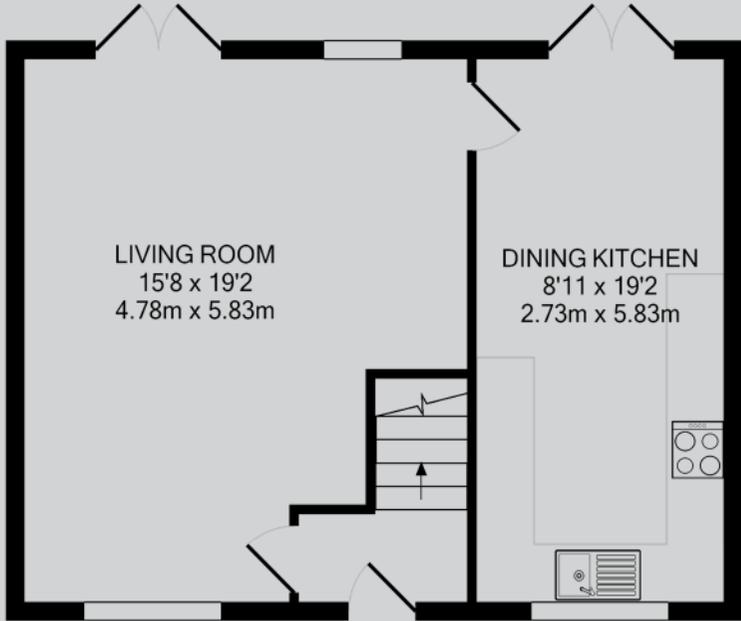
#### SERVICES & COUNCIL TAX

The property is offered to the market with all mains services and oil-fired central heating. Council Tax Band D.

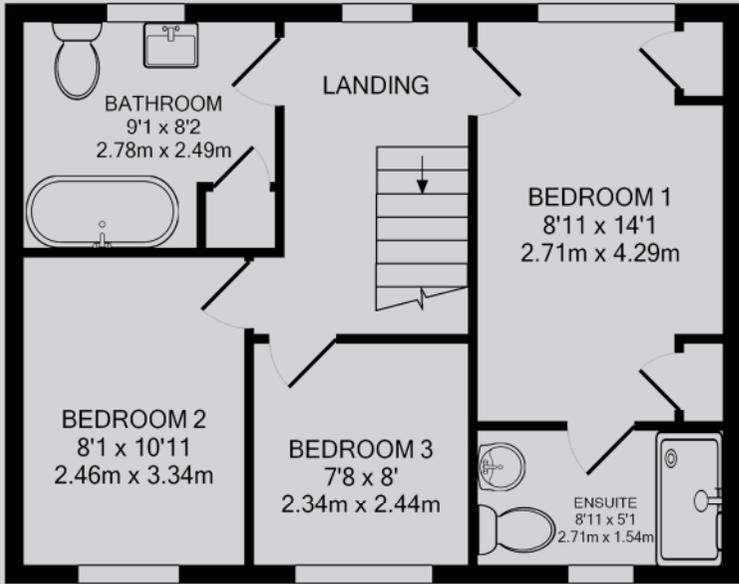




**Church Cottage, Chapel Lane, Tugby, Leicester LE7 9WA**  
 House Total Approx Gross Internal Floor Area = **943 sq. ft / 87.6 sq. m**  
 Measurements are approximate, not to scale, illustrative purposes only.



GROUND FLOOR



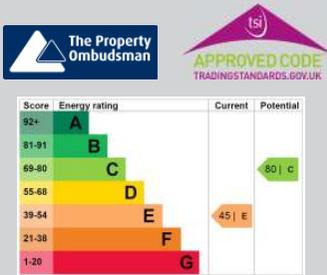
1ST FLOOR



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**Measurements and Other Information**

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.