

# CHAPEL LANE

TUBGBY, LEICESTERSHIRE

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SELLICKS

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A CHARACTERFUL, TWO-BEDROOM TERRACED HOME THAT HAS BEEN  
BEAUTIFULLY REFURBISHED, SITTING IN THE HEART OF THIS EAST  
LEICESTERSHIRE VILLAGE.



## 2 Chapel Lane

Tugby, Leicestershire LE7 9WA

Kitchen • Living Room • Cellar/Gym •

Two Bedrooms • Bathroom • South-Facing Garden • Village Location •

### ACCOMMODATION

Enter the property into a small entrance hall with a door leading through to the living room and a cupboard housing the oil-fired central heating boiler.

The living room sits to the front of the property with a window looking out to the garden, a feature fireplace with log burner inset and timber mantel piece over. This room has a large understairs storage cupboard and a door into the kitchen.

The kitchen sits to the rear of the property offering a good range of floor standing, Shaker style cupboards and drawers under wooden worktops, a Belfast sink, integrated appliances including an under-counter fridge, electric oven with electric hob over, space and plumbing for a wash dryer and windows out to the rear.

From the kitchen there are two sets of stairs, one set leading down to a cellar which is a useful and useable space complete with power, lighting and a radiator. The current owners utilise this space as a home gym.

The second set rise to the first floor where you will find the generously-sized main bedroom sitting to the front of the property, complete with cupboard and wardrobe space built into the chimney breast recess.

The bathroom for the property is also located on the first floor, a spacious room that has been recently refitted. It comprises a bath, separate shower cubicle, low flush lavatory, wash hand

basin, chrome heated towel rail and a large airing cupboard housing the hot water tank.

A third set of stairs rise from the first-floor to the second-floor where you will find bedroom two, a generous double, located in the loft space offering storage in the eaves and a window built into the dormer.

### OUTSIDE

To the outside, the property has a relatively generously-sized garden for the property's size which sits to the south-facing front. The current owners have re-landscaped the garden to include a patio area and a lawn space.

The property has been lovingly renovated and modernised and offers a generous sized, two-bedroom character home in a popular village setting.

### 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 at 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. You will find number two on your left-hand side.

### SERVICES & COUNCIL TAX

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



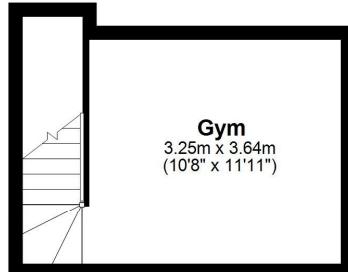


## 2 Chapel Lane, Tugby, Leicestershire LE7 9WA

House Total Approx. Gross Internal Floor Area = **1087.7 ft<sup>2</sup> / 101.1 m<sup>2</sup>**  
Measurements are approximate, not to scale, illustrative purposes only.

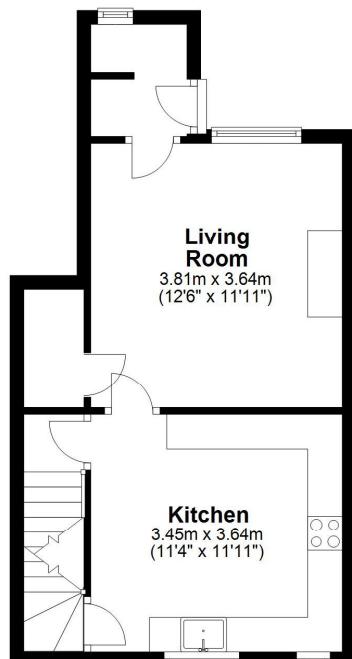
### Basement

Approx. 15.2 sq. metres (164.1 sq. feet)



### Ground Floor

Approx. 34.2 sq. metres (368.6 sq. feet)



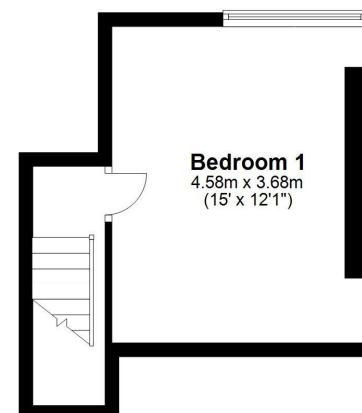
### First Floor

Approx. 30.8 sq. metres (332.0 sq. feet)



### Second Floor

Approx. 20.7 sq. metres (223.0 sq. feet)



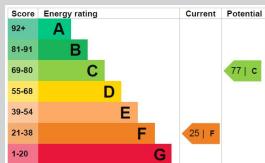


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**Measurements and Other Information**  
All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will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

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