

HoldenCopley

PREPARE TO BE MOVED

Chapel Lane, Costock, Loughborough LE12 6UY

Guide Price £200,000

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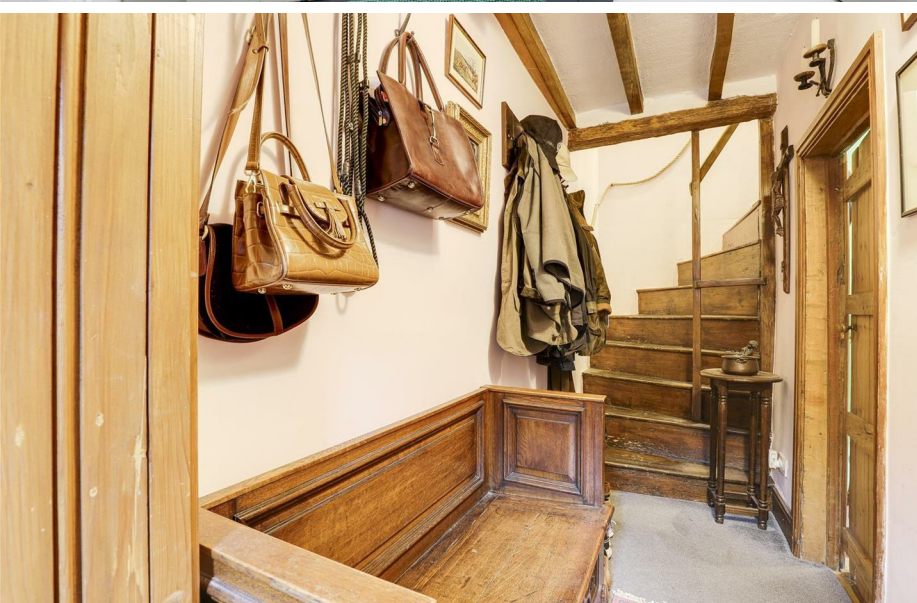
GUIDE PRICE £200,000 TO £220,000

NO UPWARD CHAIN...

A charming terraced cottage situated in a desirable village location, offering easy access to local amenities while being surrounded by picturesque open fields. This characterful home retains a wealth of original features, including exposed wooden beams to the ceiling, creating a warm and inviting atmosphere throughout. The ground floor comprises an entrance hall leading into a spacious living room, complete with a recessed chimney breast alcove and a log burner, perfect for cosy evenings. The kitchen provides access directly to the rear garden, allowing for seamless indoor-outdoor living. Upstairs, there are two well-proportioned bedrooms and a three-piece bathroom suite. Externally, the property benefits from direct kerb access to the front. To the rear, there is an enclosed garden featuring a patio area, a lawn, and a brick-built outbuilding, all enclosed by panelled fencing, providing both privacy and practicality.

MUST BE VIEWED





- Terraced Cottage
- Two Bedrooms
- Living Room
- Fitted Kitchen
- Three Piece Bathroom Suite
- Enclosed Rear Garden
- Brick Built Outbuilding
- Village Location
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Entrance Hall

11'5" x 3'10" (3.50m x 1.19m)
The entrance hall has tiled and carpeted flooring, a fitted full-height cupboard, wooden beams to the ceiling, and a door providing access into the accommodation.

Living Room

12'10" x 11'2" (3.93m x 3.41m)
The living room has two UPVC double glazed windows to the front elevation, a recessed chimney breast alcove housing a log burner, a wall-mounted heater, wooden beams to the ceiling, and wood flooring.

Kitchen

13'7" max x 10'9" (4.16m max x 3.28m)
The kitchen has fitted base units with worktops, a stainless steel sink with mixer tap and drainer, an integrated oven with a ceramic hob, space for a fridge freezer, space and plumbing for a washing machine, wooden beams to the ceiling, tiled flooring, a UPVC double glazed window to the rear elevation, and a door opening to the rear garden.

FIRST FLOOR

Landing

7'10" max x 4'1" (2.39m max x 1.27m)
The landing has carpeted flooring, and access to the first floor accommodation.

Bedroom One

12'2" x 9'10" (3.73m x 3.02m)
The first bedroom has a UPVC double glazed window to the front elevation, an in-built cupboard, and carpeted flooring.

Bedroom Two

11'3" x 6'11" (3.45m x 2.11m)
The second bedroom has a UPVC double glazed window to the front elevation, access into the loft, and carpeted flooring.

Bathroom

6'4" x 6'3" (1.94m x 1.93m)
The bathroom has a Velux window, a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted electric shower fixture, an extractor fan, a chrome heated towel rail, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is direct kerb access

Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, access into a brick built outbuilding, and a fence panelled boundary.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Superfast Download Speed 80Mbps and Upload Speed 20Mbps
- Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years

- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

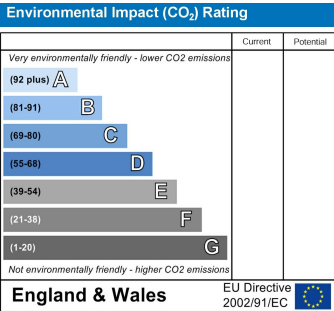
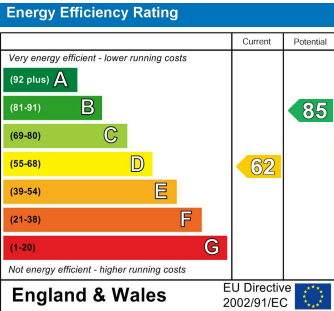
Council Tax Band Rating - Rushcliffe Borough Council - Band B
This information was obtained through the directgov website.
HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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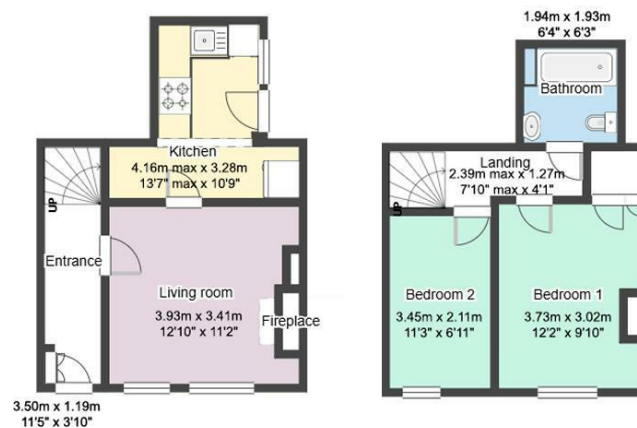
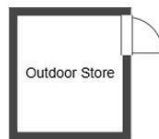
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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