



2 CHAPEL LANE

UPPER BROUGHTON, MELTON MOWBRAY, LE14 3BB

Asking price

£220,000



ACCOMMODATION

A fantastic opportunity to acquire this extended charming two bedroom semi-detached 19th Century cottage. The property benefits from gas central heating, timber single glazed windows and a re-fitted bathroom. In brief the property comprises of porch, lounge, kitchen/diner, two double bedrooms, bathroom and a mature rear garden which backs onto the churchyard.

The property is situated down a quiet cul-de-sac with views to the rear of the Parish Church and is located in the sought after village of Upper Broughton which is home to the well reputed Tap & Run public house.

PORCH

With concrete floor and hardwood door.

LOUNGE

With radiator, wood burning stove on a sandstone hearth, tiled flooring and under stairs store cupboard.

KITCHEN

A stunning traditional Shaker kitchen in slate grey with a range of eye and base level units, laminate work surfaces, stainless steel sink, extractor fan, integrated gas hob, integrated electric oven, integrated dishwasher, integrated fridge freezer, metro tiled splash backs, tiled flooring, radiator, doors to garden and stairs to first floor landing.

UTILITY ROOM

Comprising eye level units, laminate work surfaces, space for a tumble drier and washing machine, wall mounted gas fired combi boiler and tiled flooring.

BEDROOM ONE

A double bedroom with built-in wardrobes and radiator.

BEDROOM TWO

Double bedroom with radiator.

BATHROOM

A re-fitted three piece suite comprising low flush WC, sink in unit, panelled bath with mixer shower over, metro tiled splashbacks, heated towel rail and vinyl flooring.





OUTSIDE

To the front there is on road parking. The rear of the property benefits from a mature garden with patio area, lawn and a range of mature shrubs and trees offering views over the church.

LOCATION

To locate the property from Melton Mowbray proceed out of town on the Nottingham Road passing through the villages of Ab Kettleby and Nether Broughton continuing on to the village of Upper Broughton. On entering the village take the first turning into Chapel Lane, before the Tap and Run public house, and the property will then be found on the left hand side.

VIEWING: Strictly by appointment with Shouler & Son, County Chambers Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

TENURE: Freehold, vacant possession upon completion.

SERVICES: Mains electricity, gas, water and drainage.

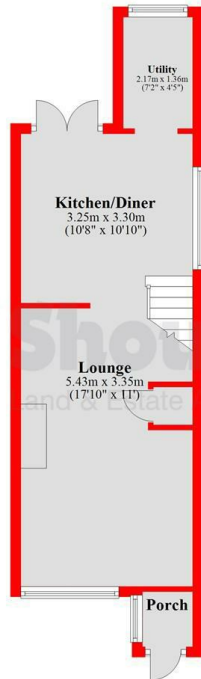
COUNCIL TAX: Melton Borough Council.

DIRECTIONS: Take Nottingham Road out of Melton Mowbray passing through the villages of Ab Kettleby and Nether Broughton. Continue on to the village of Upper Broughton and upon reaching Upper Broughton take the first turning into Chapel Lane before the Tap and Run public house. The property will then be found on the left hand side.



Floor Plan

Ground Floor
Approx. 33.5 sq. metres (360.9 sq. feet)

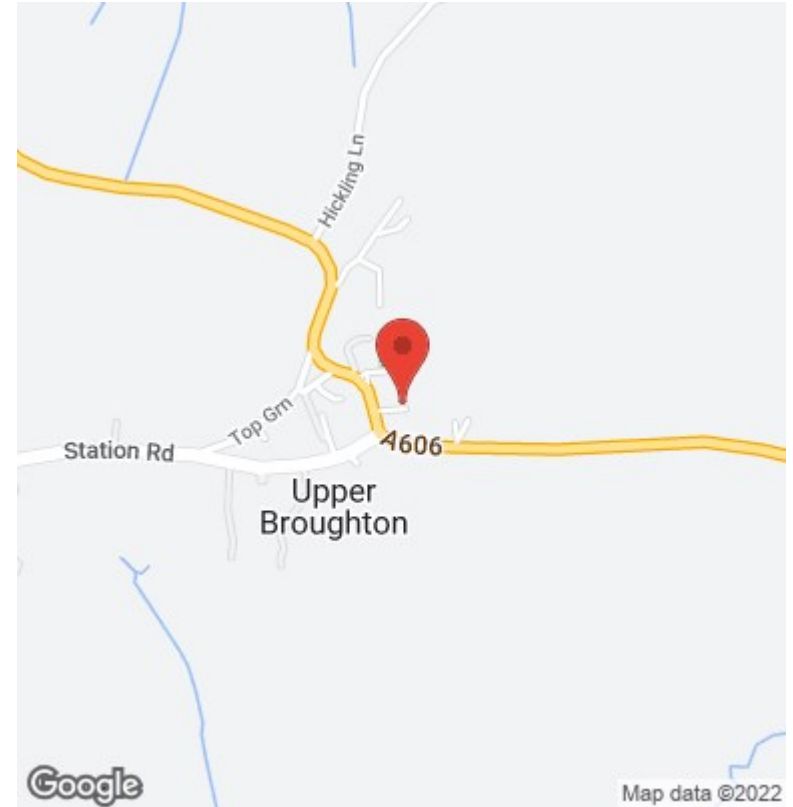


First Floor
Approx. 28.6 sq. metres (308.1 sq. feet)



Total area: approx. 62.2 sq. metres (669.0 sq. feet)

DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only.
Plan produced using PlanUp.



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk
housesales@shoulers.co.uk
lettings@shoulers.co.uk

EPC: This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating	
Band	Score
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

Current Rating: **B** (Score: 70)

Target Rating: **A** (Score: 89)

England & Wales
EU Directive 2002/91/EC