

4 Chapel Lane, Wilbarston, LE16 8QF



£450,000

A truly charming and individual cottage occupying a large plot, surrounded by private and extensive gardens! This deceptively spacious home is conveniently placed in the village of Wilbarston offering a great selection of local amenities, shop/post office, pub and primary school and is only a short drive of Market Harborough and Corby providing excellent access to major road and rail links close by. The property is packed full of character and period features having multiple reception rooms, four generous sized double bedrooms, double garage, workshop and ample off road parking. The accommodation briefly comprises: Entrance hall, lounge/diner, kitchen, family room, WC, main bedroom with en-suite, three further bedrooms and family bathroom. Outside there is a large gravel driveway, double garage, two further parking spaces, workshop and gardens surrounding the property. Viewing is highly recommended to appreciate the large plot and excellent proportions this loved home has to offer!

Service without compromise

Entrance Hall 9'6 x 3'10 (2.90m x 1.17m)

Accessed via a composite double glazed front door. Doors off to: Lounge, kitchen and WC. Radiator.

Snug & Lounge 24'0 x 13'6 (7.32m x 4.11m)



Double glazed windows to front aspect. Door to: Stairs leading to first floor. Door through to: Dining room. Multi-fuel fireplace with stone surround. Under stairs cupboard.

Lounge Area 13'6 x 11'11 (4.11m x 3.63m)



Double glazed 'French' doors out to: Garden. Double glazed window to rear aspect. TV point. 2 x Radiators.

Kitchen 16'8 x 7'3 (5.08m x 2.21m)



The re-fitted kitchen has a selection of fitted base and wall units with a laminate worktop over and a 1 1/2 bowl sink with drainer. There is a freestanding electric 'Range' style cooker, an integrated fridge/freezer, an integrated

dishwasher with space and plumbing for a freestanding washing machine. The kitchen area has double glazed windows to front and side aspects, oak wooden flooring, LED spotlights and a radiator. Boiler. Opening through to: Dining room.

Dining Room 28'2 x 7'0 (8.59m x 2.13m)



Double glazed sliding patio doors to side aspect. Double glazed door with side pane out to: Gravel courtyard. Wall mounted electric radiator.

WC 6'5 x 3'7 (1.96m x 1.09m)



Comprising: Low level WC and wash hand basin.

Landing

Double glazed window to front aspect. Doors off to: Bedrooms and bathroom. LED spotlights. Loft hatches. Radiator.

Bedroom One 9'7 x 9'1 (2.92m x 2.77m)



Double glazed window to rear aspect with views across the village. Built-in wardrobes. Radiator. Door to: En-Suite

En-Suite 5'5 x 4'10 (1.65m x 1.47m)



Comprising: Corner shower enclosure with aqua boarding, low level WC and wash hand basin. Vinyl flooring. Tongue and groove wall panelling. Chrome heated towel rail. Extractor.

Bedroom Two 14'10 x 7'4 (4.52m x 2.24m)



Double glazed window to rear aspect. Radiator.

Bedroom Three 11'7 x 8'3 (3.53m x 2.51m)



Double glazed window to side aspect. Built-in wardrobes. Radiator.

Bedroom Four 11'5 x 8'0 (3.48m x 2.44m)



Double glazed window to front aspect. Built-in double bed with cupboard storage over. Radiator.

Bathroom 10'1 x 5'3 (3.07m x 1.60m)



Comprising: 'Jacuzzi' bath with mixer tap, shower enclosure with aqua boarding, low level WC and wash hand basin over fitted vanity unit. Double glazed window to front aspect. Tiled flooring and wall tiling to bath area. Chrome heated towel rail.

Gardens



The property benefits from a larger than average plot neatly tucked away within a small cluster of homes. There are two access points, one being through a pedestrian gate via Chapel Lane and the other via a wooden gate onto the gravel driveway. There is ample off road parking for up to six vehicles with an additional two car parking bay in front of the detached double garage also having double wooden gates. The beautifully tended gardens sit to the front and side of the property having lush lawns, mature planting in a multitude of borders, ornamental pond, decked sun terrace, summerhouse, chicken coup and wooden shed. This truly is a gardeners paradise! Seclusion, privacy and sun filled!

Front Garden



Side Garden & Summerhouse



The summerhouse is of wooden construction and could make a great home office!

Double Garage & Workshop

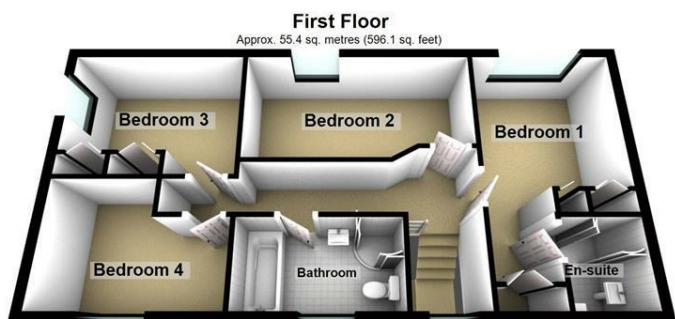


Both the double garage and workshop have power, light and independent pedestrian doors.

Driveway & Parking



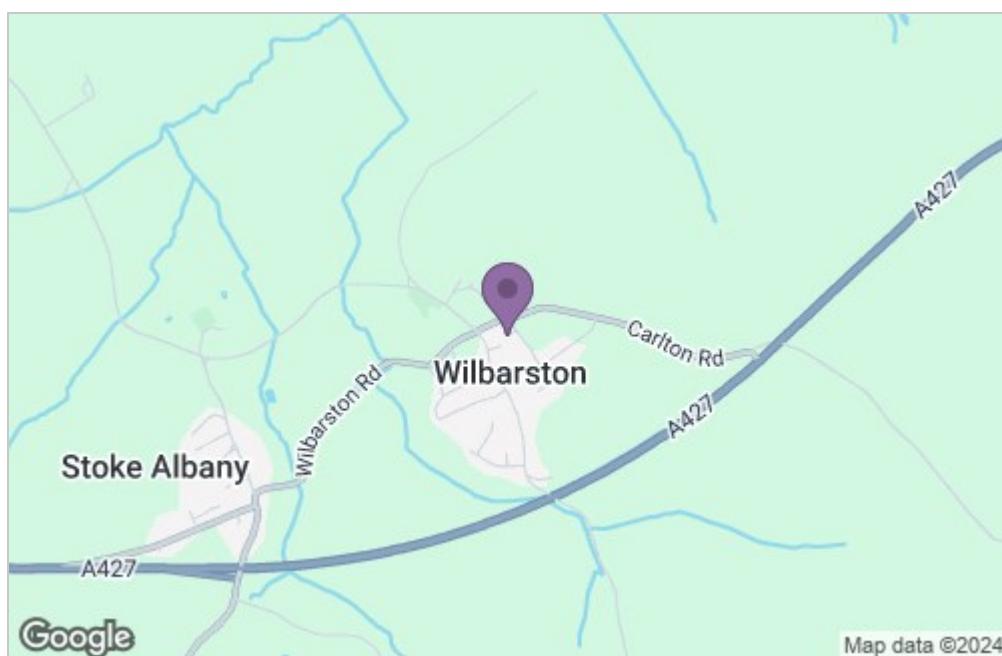
Floor Plan



Total area: approx. 129.7 sq. metres (1395.9 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		63
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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