



The Former Chapel Main Street Markfield LE67 9UX



Part of  
**SHELDON  
BOSLEY  
KNIGHT**  
LAND AND  
PROPERTY  
PROFESSIONALS





# Key Features

- STUNNING THOUGHTFULLY CONVERTED FORMER CHAPEL NEARING COMPLETION
- CONSERVATION AREA LOCATION WITHIN VILLAGE CENTRE
- DOUBLE GLAZED ARCHED SASH WINDOWS
  - GAS CENTRAL HEATING WITH UNDER FLOOR HEATING TO GROUND FLOOR, LOW ENERGY LED LIGHTING
- ENTRANCE HALL, CLOAKROOM/W.C., OPEN PLAN LIVING AND DINING ROOM
  - FITTED KITCHEN WITH INTEGRATED APPLIANCES, UTILITY ROOM
  - MASTER BEDROOM WITH EN SUITE SHOWER ROOM
  - SECOND DOUBLE BEDROOM WITH EN SUITE BATHROOM AND WALK IN AIRING CUPBOARD
    - WALLED COURTYARD TO REAR
      - INTEGRAL STORE







## The Property

A STUNNING AND THOUGHTFULLY CONVERTED FORMER CHAPEL NEARING COMPLETION, SITUATED IN THE CENTRE OF THIS LEICESTERSHIRE VILLAGE. OFFERING VERY STYLISH ACCOMMODATION RETAINING MANY CHARACTER FEATURES MIXED WITH MODERN LIVING.

This delightful converted former chapel is a real 'Tardis', offering deceptively spacious living accommodation to suit a wide variety of buyers, including holiday home/Air BnB. With sealed unit arched sash windows and gas central heating with under floor heating to the ground floor and low energy LED lighting, it includes an inviting entrance hall with storage cupboards, cloakroom/w.c., spacious open plan living and dining room which feature double height ceiling to part of the room, superb fitted kitchen with integrated appliances and a utility room. To the first floor is a landing which overlooks the living/dining room, master bedroom with luxurious en suite shower room, second double bedroom with luxurious en suite bathroom and walk in airing cupboard, both bedrooms have built in wardrobes.

Outside offers an integral store accessed from the front and a small fully walled courtyard to the rear.

## VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.

What 3 words location:-avoiding.massaging.wolf

## ACCOMMODATION IN DETAIL

### GROUND FLOOR

#### ENTRANCE HALL

The inviting entrance hall is entered via a composite front door and has a window to let further light in, there is a double cupboard which also houses the meters fuse board with oak doors made from original timbers from the Chapel, there is a further walk in storage cupboard and the stair rises to the first floor.

#### CLOAKROOM/W.C.

Having a stylish white suite comprising w.c. with concealed cistern and wash basin with vanity cupboard below, tiled splashback, extractor fan and downlighting.

#### OPEN PLAN LIVING ROOM/DINING ROOM

32'7" max x 18'8" max

With 3 full height arched sash windows to the rear and oak half glazed stable door to rear, a stunning feature of this room is that the rear part has a full height ceiling reaching up to the top of the first floor along with the landing having balustrade and spindles overlooking the room and with the 3 full height windows it provides maximum light into the living area. The room has under floor heating as well as a feature, flueless fire, there are many downlights as well as wall mounted uplighters and a spacious under stair cupboard. The dining area leads on to the kitchen.

#### FITTED KITCHEN

9'2" max x 13'9"

With window to front, fitted with an extensive range of shaker style base, drawer and wall units with wood block work surfaces and upstands, Hotpoint 4 ring gas hob, attracting glass splashback and brushed steel hood above, Hotpoint split level double oven, integrated fridge freezer and dishwasher, stainless steel sink top, pan drawers, wine racks and down lights, this area has underfloor heating.

#### UTILITY ROOM/PANTRY

3'2" x 8'10"

With wall unit, wood block work surface, space and plumbing for washing machine.

### FIRST FLOOR

#### GALLERY LANDING

With oak balustrade and wrought iron spindle overlooking the living and dining areas.

#### BEDROOM 1

14'9" x 18'8" max

With 2 arched sash windows to front, radiator, 2 double built in wardrobes, loft hatch with pull down ladder leading to a large loft area.

#### EN SUITE SHOWER ROOM

9'11" x 5'4" max

Having internal round window for added light, stylish suite comprising w.c. with concealed cistern, wash basin set on to vanity cupboard, large walk in shower enclosure with glass screen, over head shower as well as a hand held shower, attractive tiling, duel fuel heated towel rail, downlights and extractor fan.

#### BEDROOM 2

12'10 max x 14'4"

With arched sash window to front, radiator and deep built in double wardrobe.





#### EN SUITE BATHROOM

9' x 5'6" max

With internal round window for added light, stylish suite comprising w.c. with concealed cistern, wash basin set on to vanity cupboard, tub style bath with overhead shower and hand held shower, glass shower screen, attracting tiling, duel fuel heated towel rail, downlights and extractor fan.

#### WALK IN AIRING CUPBOARD

4'6" max x 6'6"

Housing the wall mounted gas central heating system boiler and the 'Mega Flow' hot water system.

#### OUTSIDE

##### INTEGRAL STORE ROOM

With separate entrance door from the Main Street.

##### REAR COURTYARD

To the rear of the Chapel is a small fully walled courtyard area ideal for sitting out, accessed via the stable door in the living area.

#### Purchasing Procedure

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

#### Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

#### Market Appraisals

If you have a house to sell then we offer a Free Valuation, without obligation.

#### Surveys

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our surveying department on 0116 2429933.

#### Conveyancing

We would be delighted to offer the services of our associated firm, Jephson Legal, who offer very competitive quotes for conveyancing. If you would like a quotation, please speak to one of our sales team who would be happy to arrange this.









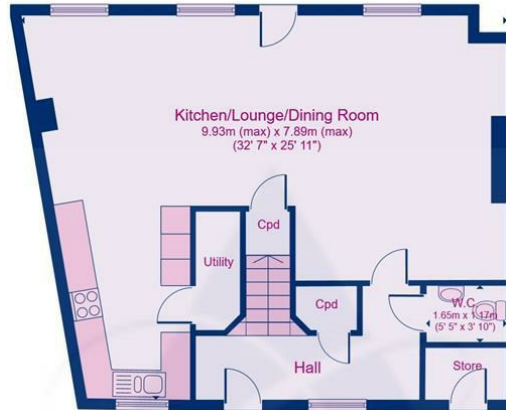








# Floorplan



## Ground Floor

Floor area 72.0 sq.m. (775 sq.ft.) approx



## First Floor

Floor area 55.3 sq.m. (595 sq.ft.) approx

Floor plans are for identification purposes only. All measurements are approximate.  
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To view this property please contact our Loughborough office on 01509 235534



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