



2 The Cottages Chapel Street

| LE65 2TJ | Guide Price Guide Price £230,000 - £250,000

ROYSTON
& LUND

- Guide Price £230,000 - £250,000
- Fitted Wardrobes
- Garden Side Access
- South Facing Garden
- EPC Rating - C
- Modern Kitchenette with Rangecooker
- Living Room French Doors & Fireplace
- Designated Parking
- Freehold
- Council Tax Band - C





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Royston & Lund are present this beautifully presented two-bedroom terraced home, offering a blend of character and modern convenience, ideal for couples, young families, or downsizers.

Entering through the hallway, you'll find the kitchenette to your right—a stylish and contemporary space featuring integrated appliances and a standout range cooker, perfect for home chefs and everyday practicality.

Continue down the hallway and you're welcomed into a warm and inviting living room, complete with a log burner fireplace that adds both charm and comfort. French doors open out to the slab-paved garden, creating a seamless indoor-outdoor connection ideal for relaxing or entertaining. A side access gate provides practical entry to and from the garden.

Upstairs, the property boasts two well-appointed bedrooms, both designed with comfort and functionality in mind. You'll find fitted wardrobes and additional storage.. The family bathroom is finished with neutral tiling and benefits from a Velux window, allowing natural light to flood the space and enhance the airy feel.

To the front, the home is complete with designated parking in an open space. With its blend of modern finishes and timeless features, this home offers low-maintenance living with real character—ready to move in and enjoy.



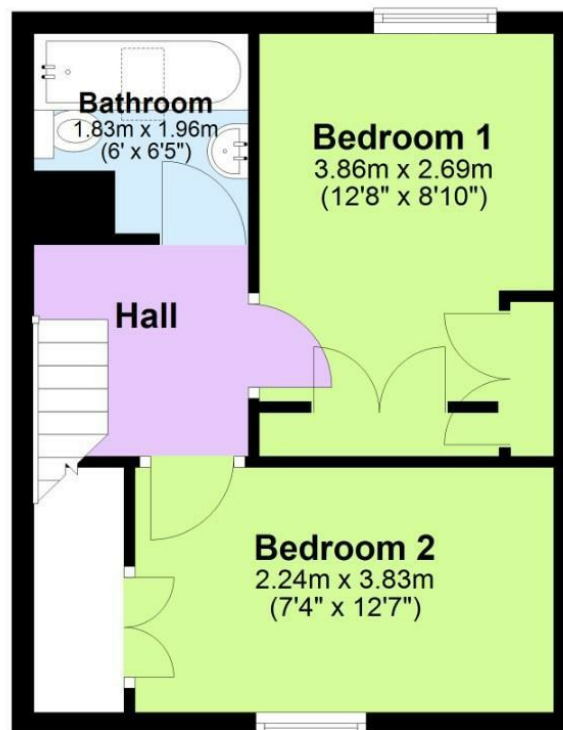
Ground Floor

Approx. 29.5 sq. metres (317.3 sq. feet)



First Floor

Approx. 29.5 sq. metres (317.3 sq. feet)



Total area: approx. 59.0 sq. metres (634.7 sq. feet)



naea | propertymark

PROTECTED



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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		
England & Wales EU Directive 2002/91/EC		

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