



Smiths
your property experts

Chapel View

Chapel Lane, Walton

- High-quality new build detached bungalow
- Open-plan kitchen/living/dining area
- Two double bedrooms and two bathrooms
- Separate utility room and a study
- Sold with a 10-year structural warranty
- Charming conservation village near Lutterworth
- Renewable and highly energy-efficient heating system
- Private rear garden which is currently being landscaped

General Description

Chapel View, is an exclusive development of two detached bungalows of attractive design and layout in the picturesque and well-networked South Leicestershire village of Walton, near Lutterworth. Set for completion in May 2024, this is an exciting chance to purchase a brand new and high-quality detached home in a rarely available location.

Location

The village has a public house and is surrounded by beautiful open countryside. In nearby Lutterworth (4 miles by car) are a full range of amenities including a Waitrose. The desirable market town of Market Harborough is also just 10 miles from the property (distances are approximate). The M1 motorway network gives excellent access both north to Leicester, Nottingham and Birmingham, and south to Northampton.





The Property

The property has been built to the latest building control standards which demand the highest energy performance. Constructed with renewable and highly energy-efficient heating systems, the bungalow will be heated via Air Source Heat Pumps and 4kw Solar PV panels. It is possible to install batteries to save any solar gain throughout the day.

Internally, the property will be presented in a modern and light finish. The floor area will extend to circa 1,000 square feet. In brief the layout will incorporate two double bedrooms and a bathroom. The main bedroom will have en-suite facilities.

The open-plan living space will feature French doors leading out onto gardens and a fully fitted kitchen with appliances including a dishwasher. There is also a utility room, an airing cupboard and a study.

The Outside

Accessed via a private shared drive and set back from the road behind the historic village chapel, the property has two designated parking spaces and an electric car charger. There is access to the side with private and landscaped rear gardens that will be laid to lawn with a patio seating area and space for a shed.

The Specification

Finished with wool-blend carpets and wooden flooring with underfloor heating throughout. The bathrooms will be tiled, and the kitchen fitted. The property will be sold with a 10-year structural warranty giving peace of mind. The property will be alarmed.





Property Information

Predicted EPC Rating A.

Local Authority: Harborough District Council.

Agents Note

The photographs in this brochure are of the neighbouring property. This property will be finished to the same high standard.

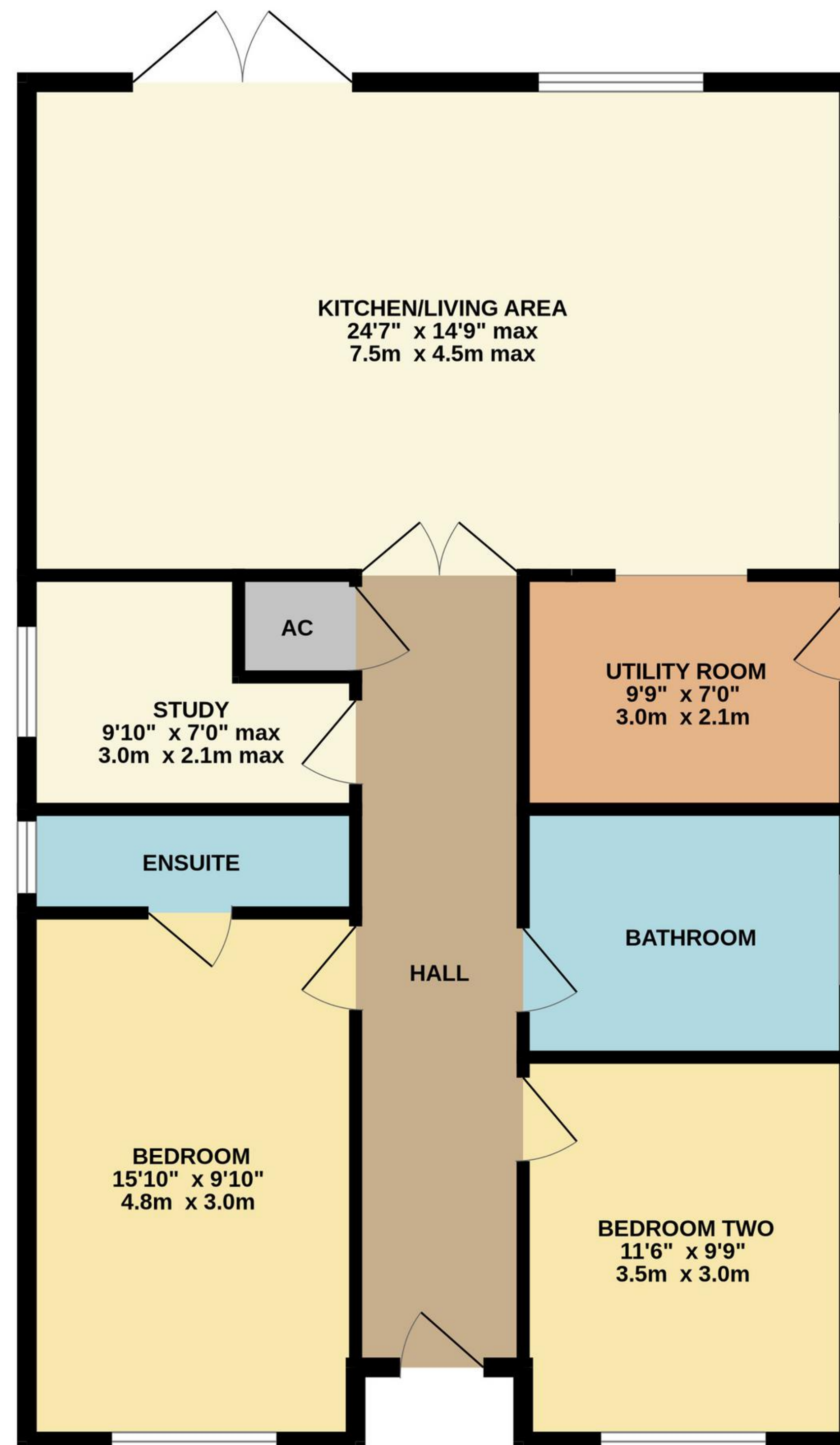
Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 990 sq.ft. (91.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



01509 278842

sales@smithspropertyexperts.com

[smithspropertyexperts.com](https://www.smithspropertyexperts.com)



