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YOUR HOME IN OUR HANDS

# New Street

Measham

£165,000

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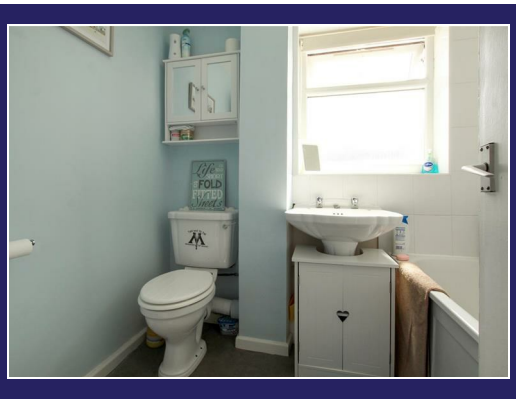


## Tenure
Freehold

## Accommodation Details:

## External & Approach
The property is set well back from the road in a row of three with a paved path leading to the front door which is protected by a covered porch and a handy recess for refuse bins. There is dedicated parking for 2-3 cars at the rear which is accessed via a service road down the right hand side of the properties. Entry into the property is via a white UPVC door with glazed panels leading you in to the entrance hallway.

## Entrance Hallway
A spacious hallway with a waist height dado rail and a large open storage area beneath the stairs. There is a telephone point, the central heating control panel, the property fuse board, a ceiling mounted smoke detector and one radiator.

## Kitchen
5'10" x 10'7" (1.79m x 3.24m)
With tile effect flooring and a recently replaced kitchen with stylish grey wood effect units with brushed steel bar handles and mid-grey composite worktops with white ceramic splash-back tiles above, spaces for two appliances below and also a space for a free-standing fridge-freezer. There is an integrated electric oven, a four burner gas hob, a stainless steel splash-back panel and an extractor hood above. You will also find; a stainless steel one and a half sink, drainer and a chrome mixer tap and the 'Ideal Logic +' mains gas boiler.

## Lounge Diner
11'8" x 13'5" (max) (3.57m x 4.09m (max))
With teak effect laminate flooring, this is a spacious and bright living room with a new feature fireplace with an electric wall mounted fire and a wooden mantelpiece and surround. There is a TV aerial point, a waist height dado rail, a radiator and a large UPVC glazed door and window leading out to the back garden and the parking area beyond.

## Stairs & Landing
With an access hatch to the loft space and a ceiling mounted smoke detector, there are doors off to the two bedrooms and the family bathroom. New carpet fitted Autumn 2021.

## Bedroom One
11'8" x 9'5" (3.57m x 2.88m)
A generous size double bedroom spanning the full width of the property, with recently fitted oak effect laminate flooring, over looking the rear with a large large UPVC window and one radiator.

## Bedroom Two
11'8" x 7'1" (3.58m x 2.17m)
A generous single bedroom to the front of the property with recently fitted oak effect laminate flooring, a handy recess for furniture, a window to the front aspect and one radiator.

## Family Bathroom
5'3" x 7'1" (1.61m x 2.18m)
With cushion flooring (being replaced imminently with tile effect cushion flooring) and a white suite comprising; a panelled bath with separate hot and cold taps, a chrome wall-mounted mixer shower and riser. There are white ceramic tiles around the bath, shower and sink areas. There is a scallop shaped pedestal hand wash basin with separate hot and cold taps and a matching low-level WC with a wooden seat and lid. You will also find an obscure window to the left hand aspect and one radiator.

## Back Garden & Outside
A good size garden which has a south-westerly aspect and therefore enjoys the best of the afternoon and evening sun. There is a generous patio area leading to a mature garden which is mainly laid to lawn with flower and shrub borders. There is also a pathway leading to the shed and a lockable wooden rear gate which gives access to the car parking area.

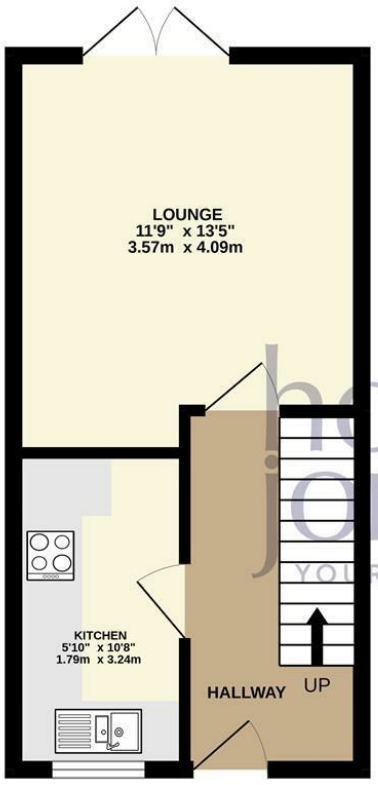
## Local Authority & Council Tax Band
North West Leicestershire District Council
Band A

## Post Code For Sat Navs
DE12 7JN

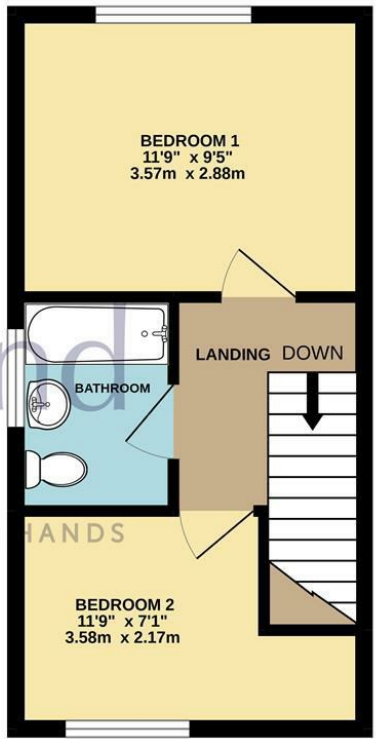
## Out Of Hours Contact Arrangements
You can email us via our website, or you can 'Live Chat' via our website 24/7

## Property To Sell?
We are happy to provide a free valuation and explain how we combine our personal service with the use of the latest technology to achieve impressive and satisfying results for our customers.

GROUND FLOOR
282 sq.ft. (26.2 sq.m.) approx.




1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.

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TOTAL FLOOR AREA : 563 sq.ft. (52.3 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.
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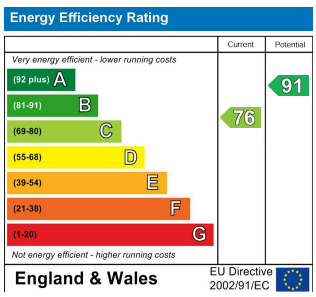
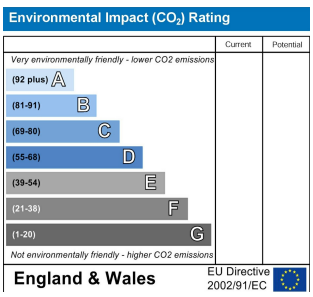
## Council Tax band: A. Tenure: Freehold

## Viewing

Please contact our Howland Jones Office on 01530 271313 if you wish to arrange a viewing appointment for this property or require further information.

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