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Wigeon Drive, Measham, North West Leicestershire

BELVOIR!

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Key Features

- > 3 Bed Semi Detached
- > Well Presented
- > Through Living Room
 - > Kitchen Diner
- > Downstairs Cloakroom
 - > Family Bathroom
- > Front and rear gardens
 - > Tenure: Freehold
 - > EPC rating U

BELVOIR ARE PLEASED TO BRING TO MARKET THIS WELL PRESENTED 3 BED SEMI DETACHED HOUSE IN A POPULAR RESIDENTIAL LOCATION. BEING SOLD WITH NO UPWARDS CHAIN THE PROPERTY BOASTS ENTRANCE PORCH, THROUGH LIVING ROOM, THROUGH KITCHEN DINER, DOWNSTAIRS CLOAKROOM, THREE BEDROOMS AND FAMILY BATHROOM. THERE IS A GARDEN TO THE FRONT AND EASY CARE WELL MAINTAINED SOUTH FACING GARDEN TO THE REAR. MAKING AN IDEAL FAMILY HOME THIS PROPERTY MUST BE VIEWED TO TRULY APPRECIATE THE LIVING SPACE.

Entrance Porch - 9'0" x 3'7" (2.79 x 1.11m) with upvc double glazed windows, upvc double glazed entrance door,



inset spot lights

Through Living Room - 12'0" x 19'7" (3.54 x 5.99m) with upvc double glazed windows, radiator

Kitchen Diner - 12'0" x 19'7" (3.62 x 5.97m) with a range of cream gloss door fronted wall and base units, inset sink with mixer tap, roll edge worktop, tiled splash back, electric oven, gas hob, space and plumbing for a washing machine, space for a fridge freezer, heating controller, upvc double glazed windows, composite door, inset spots lights, laminate flooring, radiator

Inner Hallway - with walk in cupboard, upvc double glazed door to rear garden, radiator

Cloakroom - 3'0" x 3'10" (0.91 x 1.20m) with low level wc, sink, chrome towel radiator, upvc double glazed window, tiled flooring

To the first floor

Landing - 9'0" x 3'0" (2.70 x 0.91m) with walk in storage cupboard, further cupboard housing the boiler, loft access

Bedroom 1 - 12'0" x 12'4" (3.59 x 3.77m) with walk in cupboard, upvc double glazed window, radiator

Bedroom 2 - 9'0" x 12'4" (2.68 x 3.78m) with upvc double glazed window, radiator

Bedroom 3 - 9'0" x 7'1" (2.66 x 2.15m) with upvc double glazed window, radiator

Bathroom - 7'0" X 7'0" (2.06 X 2.15m) with white suite comprising bath with electric shower over, pedestal sink, low level wc, chrome towel radiator, upvc double glazed window





Outside

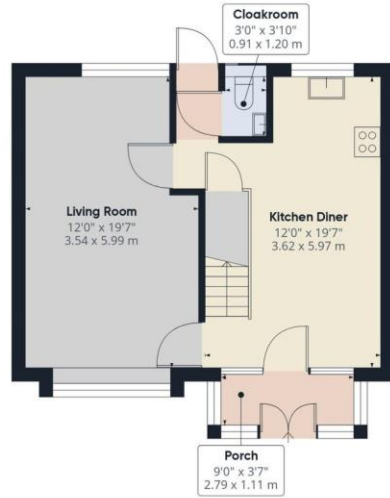
To the front there is a slabbed footpath leading to the front door and also to the side gate to rear garden, lawn

To the rear the easy care garden is mainly slabbed with raised area with astro turf and flower beds, outside tap

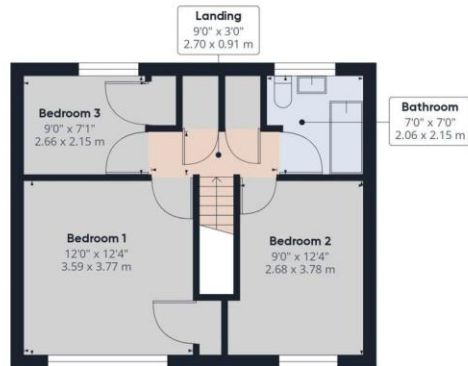
The popular large village of Measham is located within the National Forest and just off the A42. It provides good access to the M42/M1 and M6 motorway networks and convenient for East Midlands Airport. With its shops, bars, library and leisure centre, there is also the scenic Ashby Canal for pleasant strolls.







Ground Floor



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