



Bosworth Road Measham

- Well-Presented End of Terraced Home
- Stylish open-plan kitchen and dining area
- Spacious and inviting lounge
- Three generously sized family bedrooms
- Main bedroom fitted with a convenient en-suite shower room
- Low maintenance private rear garden area
- Parking to the Rear & Dedicated Garage
- EPC Rating C / Council Tax Band B / Freehold
- No Onward Chain

Importantly, this property is offered with no onward chain, allowing for a smooth and efficient purchasing process. Whether you are looking to invest or settle down in a friendly community, this house on Bosworth Road is a wonderful choice. With its blend of comfort, convenience, and potential, it is not to be missed.

Nestled on the charming Bosworth Road in Measham, this delightful terraced house presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. Spanning an inviting 775 square feet, the property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest.

The heart of the home is a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings with family. The property also features a conveniently located bathroom, ensuring practicality for everyday living.

One of the standout features of this home is the provision for parking, accommodating up to two vehicles, which is a rare find in terraced properties. This added convenience enhances the appeal of the home, making it suitable for those with busy lifestyles.





General description

Nestled within a highly sought-after postal code, Briar Cottage presents a delightfully positioned and thoughtfully presented modern home, ideal for first-time buyers and young families alike. This charming end-of-terrace property blends comfort and convenience with a distinct character, all while enjoying a tranquil outlook over the serene 'Garden of Remembrance'. Tastefully maintained by the current owners, the home offers a warm and inviting living space set within a well-regarded residential location.

Accommodation Overview

Upon approach, the property immediately captivates with its neat and welcoming frontage. A pair of wrought-iron gates open onto a tidy pathway flanked by a colourful rose bush, leading up to the timber storm canopy that offers a charming entrance to the home.

Once inside, the entrance hall sets the tone with a bright and welcoming ambiance, flowing effortlessly into a well-proportioned family lounge. To the rear of the home lies a stylish open-plan kitchen and dining area, thoughtfully designed to cater to modern lifestyles. This sociable space enjoys direct access to the rear garden via elegant French doors, while a convenient guest cloakroom adds practicality to the ground floor arrangement.



Upstairs, the first floor reveals three generously sized family bedrooms, all beautifully maintained to offer comfort and flexibility for growing families. The main bedroom benefits from the privacy and convenience of an en-suite shower room, while a separate family bathroom serves the remaining bedrooms with modern fixtures and a tasteful finish.

Gardens and land:

Externally, the property continues to impress with a private rear garden that has been designed for low maintenance and year-round enjoyment—perfect for al fresco dining or family play. Discreet off-road parking and a dedicated single garage are located to the rear, ensuring secure and practical everyday living.

Location

Set in the heart of Measham, Briar Cottage enjoys a locale rich in character and community spirit. The village is well-served by popular public houses, local schooling, and scenic green spaces, while offering superb connectivity to major transport routes including the M42 and A444. The nearby historic market town of Ashby-de-la-Zouch adds further appeal with its vibrant mix of shops, cafes, and leisure amenities. This is a home that delivers comfort, charm, and convenience in equal measure.



Method of Sale:

The property is offered for sale by Private Treaty.

Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure

Freehold.

Local Authority

North West Leicestershire District Council, Belvoir Rd, Coalville. Council Tax Band B.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.



Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Plans and Boundaries:

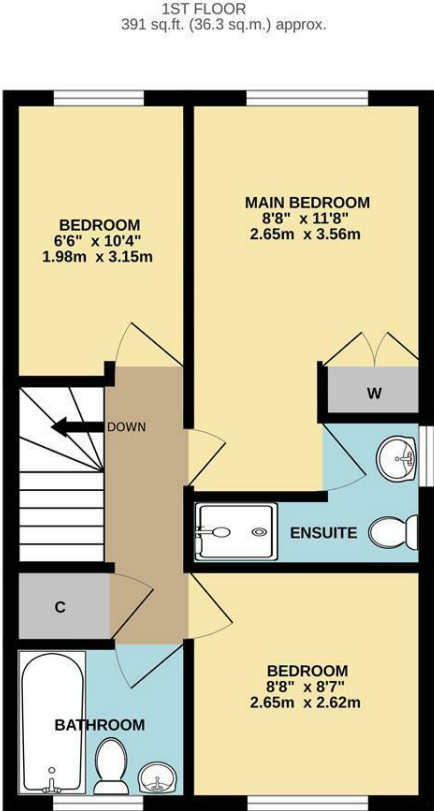
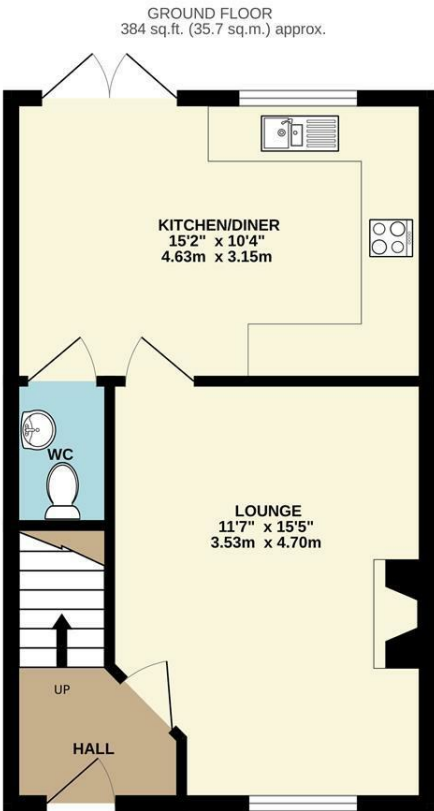
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



TOTAL FLOOR AREA: 775 sq.ft. (72.0 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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Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 90 |
| (69-80) C | 78 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |

