



## Mease Close

Measham

Asking Price £249,500

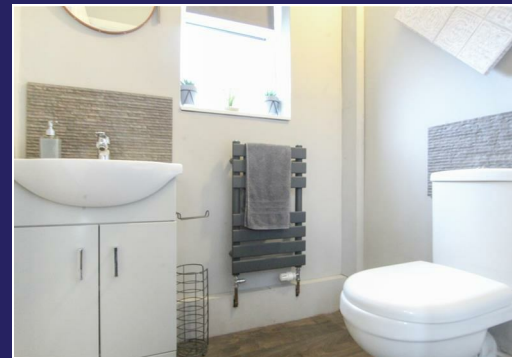
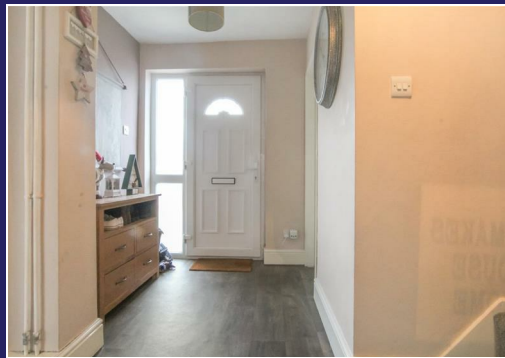




# Mease Close

Measham

Asking Price £249,500



## Accommodation Details

Generous sized THREE BEDROOM semi detached house located in a quiet close in Measham. This property has been extended and modernised to a good standard.

## Tenure

Freehold

## Entrance and Approach

Located on a quiet close, set back from the road with a fresh tarmac driveway which runs down the side of the property to the garage along with a white gravelled decorative flower bed.

## Entrance Hall

Entrance into this property is via a white UPVC door into a large entrance hall with wood effect lino flooring and decorated in soft neutral tones.

## Living Room

20'0" x 12'4" (6.10 x 3.76)

This room takes up the depth of the property with large window to the front looking out over the driveway and also to the rear looking out over the extension. With neutral coloured carpets and decorated with panel affect wallpaper and green and grey walls to the top third. There are spotlights fitted to the ceiling along with the thermostat for the heating controls.

## Kitchen

15'8" x 10'1" (4.80 x 3.08)

Fresh, modern, large kitchen with an integrated washing machine and fridge under the counter. This kitchen has ample storage space with wall and base units in high gloss white with silver bar handles and black granite effect worktops. There is also a double chrome basin with mixer tap and side window looking out to the driveway as well as a window and door leading out to the extension

## Cloakroom

5'4" x 4'9" (1.63 x 1.45)

At the front of the property with a side window fitted with

privacy glass. This room is newly modernised with a grey heated towel rail, basin with built in vanity units and chrome mixer tap, a dual flush WC with textured designed tiles acting as splashback behind the basin and WC.

## Rear extension

19'7" x 7'5" (5.98 x 2.28)

A fun and usable extension area with heating and a tiled roof. This is a very versatile room with wood effect lino flooring and reclaimed wood panelling to the walls. There is also side access via a wooden door out onto the driveway leading to the garage.

## Bedroom One

12'4" x 10'9" (3.77 x 3.28)

Generous sized double bedroom located at the front of the property with neutral toned carpet and decorated in teal and gold

## Bedroom Two

12'4" x 9'9" (3.77 x 2.98)

Located at the rear of the property with double fitted wardrobes. This room has been decorated in pink tones with a neutral carpet to the floor.

## Bedroom Three

8'1" x 7'6" (2.48 x 2.29)

Smallest of the three bedrooms but still a very comfortable single room with storage built in. Wooden laminate flooring and currently decorated in grey with a wallpaper feature wall.

## Bathroom

10'1" x 6'0" (3.09 x 1.85)

At the rear of the property, the fantastically sized four piece bathroom has a basin with vanity unit, corner bath, freestanding shower cubicle and WC. This room has been decorated in emerald green with white tiles to the walls and wood effect lino flooring. There is also a large window fitted with privacy glass along with radiator and spotlights to the ceiling along with an extractor fan.

### Rear Garden

This private, east facing rear garden allows plenty of patio space as well as lawned area. The current vendors have added an outside bar along with access into the outhouse for additional storage.

### Local Authority and Council Tax Band

NWLDC

Band B

### Postcode for Sat Navs

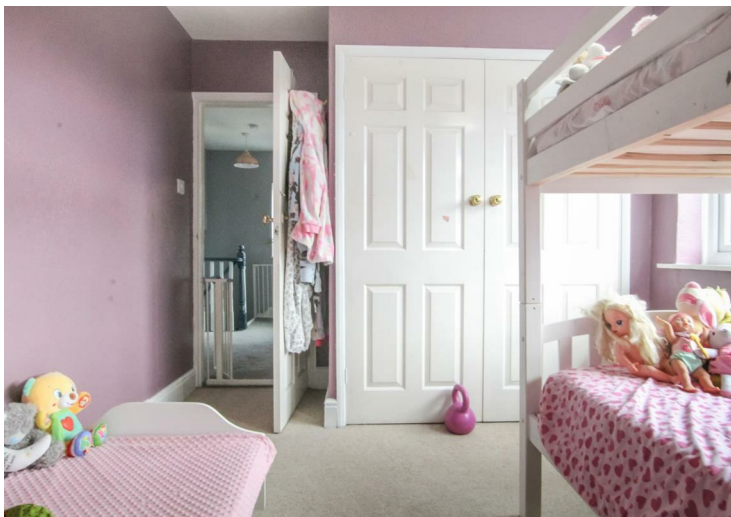
DE12 7NA

### Out of Hours Contact Arrangements

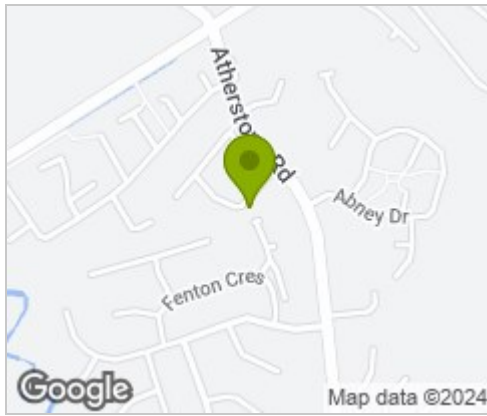
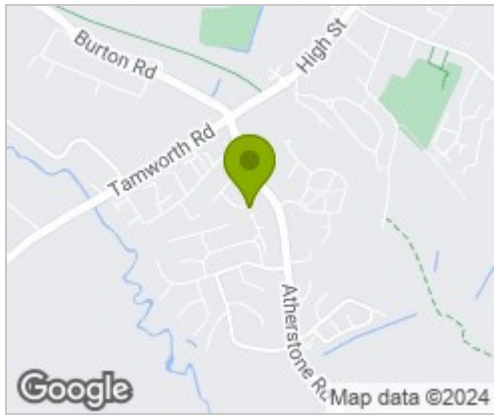
You can email us via our website, or you can 'Live Chat' via our website 24/7

### 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  
580 sq.ft. (53.9 sq.m.) approx.

1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



MEASE CLOSE, MEASHAM, DE12 7NA

TOTAL FLOOR AREA : 1003 sq.ft. (93.2 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: B. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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The Howland Jones Organisation Ltd,  
73-77 High Street, Measham,  
Swadlincote, Derbyshire DE12 7HZ.

01530 271313  
info@howlandjones.com  
www.howlandjones.com