



Bosworth Road

Measham

£150,000



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Tenure
Freehold

Accommodation Details:

A Three Bedroom Semi-Detached Property With A Private Garden Located On Bosworth Road.

External & Approach

Set back from the road, you have a shared path allowing access to your property a low maintenance courtyard style front garden behind a low retaining wall to the left hand side, there is a wooden pedestrian access gate leading through to the back garden. All windows are white UPVC double glazed and there is a white UPVC front door leading into the lounge.

Living Room

12'0" x 11'1" (3.68 x 3.38)

This bright, spacious room is at the front of the property with a large bay window filling the room with plenty of natural light with a decorative gas fireplace. You will also find; a radiator, the main telephone point, a TV aerial point and a door leading through to stairs and dining room.

Dining Room

12'0" x 12'11" (3.68 x 3.95)

Large spacious dining room set between the kitchen and lounge. There is a large window looking out into the rear lobby, gas fireplace and large under the stairs storage cupboard with shelving. There is one radiator, TV aerial and a BT telephone point.

Kitchen

6'11" x 9'8" (2.12 x 2.95)

The kitchen is fitted with cream units with wooden handles, composite off-white worktops with ceramic splash-back tiles above and space for a utility appliance below. There is also a space for a free-standing cooker with an extractor fan above, a large window to the left-hand aspect, a sink with drainer and separate hot and cold taps, one radiator, a door leading into the downstairs shower room and a half glazed white UPVC door leading out to the rear lobby.

Shower Room

6'9" x 7'3" (2.065 x 2.22)

Leading from the kitchen, the shower room is located rear of the property with a large window with privacy glass. There is a large double shower with full height tiles, carpet to the flooring, wash basin and WC along with a storage cupboard.

Rear Lobby / Conservatory

4'1" x 8'9" (1.25 x 2.68)

A white UPVC door from the kitchen, this room is filled with natural light and there is a patio door leading out to the garden. You'll also find an outside tap, electric socket and carpet to the flooring.

Stairs and Landing

Stairs to the first floor is found between the living and dining room. Carpet leading up and continuing on the landing, there is one smoke detector.

Bedroom One

11'0" x 12'0" (3.37 x 3.68)

A great size double bedroom to the front of the property with built-in wardrobes either side of the chimney breast, a window to the front aspect and a recess above the stairwell with a chest height storage space and there is another small access hatch to the loft space. This room has been decorated neutrally and has a light pale pink carpet to the flooring, there is one radiator.

Bedroom Two

9'0" x 9'9" (2.76 x 2.99)

A comfortable double bedroom decorated with cream wallpaper and pink carpet to the flooring. It has a large window to enjoy the views to the rear of the property.

Bedroom Three

7'0" x 8'11" (2.14 x 2.72)

A good size single bedroom to the right rear of the property with a window over looking the back garden and there is one radiator.

Tel: 01530 271313

Rear Garden

The property enjoys an exceptionally large garden and is mainly slatted so easy to maintain. There is a wooden shed located at the very bottom of the garden providing further storage space. This is right of way access through the garden for the neighbouring properties.

Post Code For Sat Navs

DE12 7LQ

Local Authority & Council Tax Band

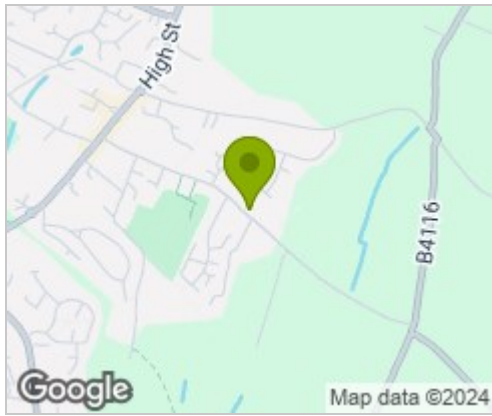
Band B

North West Leicestershire District Council

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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
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 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: . 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			
(81-91) B			84
(69-80) C			
(55-68) D		60	
(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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