



## Flora Lane

Measham

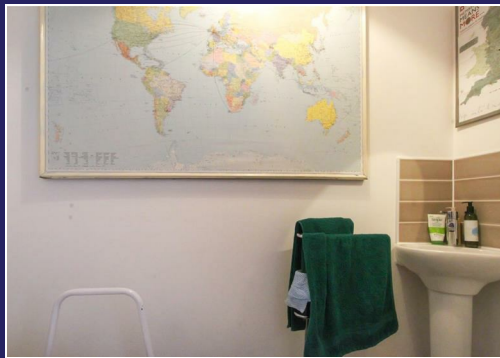
Guide Price £380,000



# Flora Lane

Measham

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**Tenure**  
Freehold

## Accommodation Details:

A truly stunning, stylish, executive four bed detached family home which is nestled on the popular Estate in Measham and within walking distance to an array of amenities and Ofsted Rated Good Primary School.

## External and Approach

This corner plot property is set back from the road, with mature borders and shrubs either side of the front door with a block paved path and a canopy storm porch protecting the red composite door with glazed panels and chrome furniture. To the right-hand side is the driveway parking for four cars, a single garage and a wooden gate leading into the back garden.

## Entrance Hallway

Entering through a spacious hallway there is laminate to flooring that extends through the majority of the ground floor, hallway, kitchen, utility room under stairs cupboard and WC. You shall also find; a smoke alarm, alarm system panel, heating thermostat, an under stairs cupboard, is access to both reception rooms, telephone point and stairs to the first floor. This light space has been decorated neutrally with white walls and grey panelling leading up the first floor.

## Open Plan Kitchen / Diner / Living

12'4" x 18'3" (3.76 x 5.57)

This open plan kitchen is finished to a high standard with both fitted glossy wall and base units with chrome handles, and a oak wooden round edge worktop with a tile splash back. Again this room is full filled with light several windows over looking the well maintained garden. This bright, spacious kitchen is located at the rear of the property and has integrated appliances; free standing fridge freezer, dishwasher, double AEG oven and a 5 ring gas hob with a stainless steel extractor above. You shall also find; a carbon monoxide detector, stainless steel splash back behind the cooker, spot lights to the ceiling, radiator and a half glazed oak door leading into the utility room. The extended dining area boasts of natural light from the bi-fold doors and dual aspect windows, this light space has a mustard painted feature wall along with a wall radiator. Leading from the dining area is an opening to the snug which is a cosy space currently used as an office. This room has walnut LVT flooring, a decorated feature wall, a radiator and a pendant light to the ceiling.

## Utility Room

With the same continuous flooring from the open plan kitchen/diner, with matching worktop and units as the kitchen, space for a washer/dryer, an

extractor fan and a stainless steel sink with drainer. This room has a window to the side aspect and the walls have been painted in a soft green sage with tile splashback.

## Living Room

11'8" x 17'8" (3.58 x 5.41)

The lounge is a superb sized room with a window to the front elevation and patio doors leading outside to the garden. This room is naturally bright and has been decorated with navy and gold tones, an electric fire feature, and beige carpet to the flooring. There is also a radiator and a TV point.

## Sitting Room

11'7" x 11'7" (3.55 x 3.55)

With dual aspect windows to the front and the left hand aspect, this is a generous size room with a TV aerial point, plantation blinds to the windows and one radiator with beige carpet to the flooring. This room can be used as a downstairs bedroom, nursery or home office.

## Downstairs Cloakroom

With the flooring continuing from the hallway and white painted walls, this convenient space which houses a wall mounted WC with dual flush and small oval basin with chrome mixer tap. There is also an extractor fan.

## Stairs and Landing

A wraparound staircase, fitted with wooden railings, painted grey panelling. This is an extremely spacious landing which has been fitted with cream carpet and white painted walls. You shall also find; the loft hatch (partially boarded), doors leading off to all the individual bedrooms and bathroom, a smoke detector and a cupboard which has wooden shelving above.

## Bedroom One

11'11" x 12'3" (3.65 x 3.75)

This double size bedroom is located to the front aspect of the property. this is a great size room with fitted wardrobes with mirror doors, and plenty of room for two sets of drawers and bedside units. This room has been decorated with neutrally with cream carpet to the flooring. To the left-hand side is a door allowing access to the ensuite.

## Ensuite

5'1" x 7'0" (1.55 x 2.15)

This modern and bright ensuite has been fitted with a double fitted shower cubicle with glass sliding doors with full height tiles. There is also an oval basin with chrome mixer tap and a dual flush WC. This room has been decorated in white and cream tiles to the flooring. There is a white heated towel rail and extractor fan.

Tel: 01530 271313

### Bedroom Two

11'11" x 9'11" (3.65 x 3.04)

This is a comfortable double bedroom located to the rear side of the property providing a view of the lovely maintained garden, decorated in white with the same carpets following through. This room also has cream painted fitted wardrobes.

### Bedroom Three

11'9" x 9'7" (3.60 x 2.94)

Another generous size double size bedroom located to the front aspect of the property. This room has been decorated in white and the continuous carpet from the landing to the flooring.

### Bedroom Four

11'11" x 7'4" (3.65 x 2.26)

To the front aspect of the property is a large single or a cosy double bedroom with a window over looking the front. This room has white walls and cream carpets to the flooring.

### Family Bathroom

This is a four piece white bathroom suite is located to the front of the property with a large privacy window and cream tiles to the flooring. With a full size bath with beige tile surround, a double fitted shower cubical with glass surround, an oval basin with chrome hot and cold taps with tile splashback and a dual flush WC.

### Garden & Garage

There is a low maintenance garden with a patio and seating area, lawn to the centre and a decorative border at the rear, an outside cold water tap and a wooden gate leading to the parking and the single garage. The garage has a metal up and over door with parking in front.

### Post Code For Sat Navs

DE12 7SE

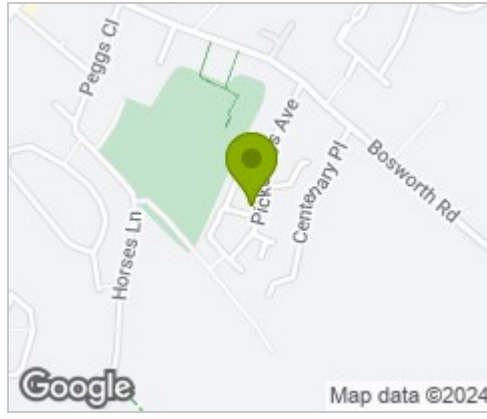
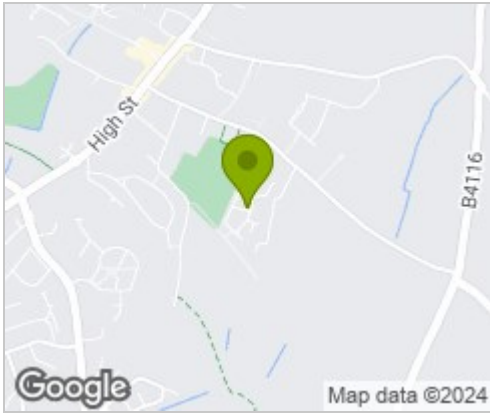
### Local Authority & Council Tax Band

North west Leicestershire District Council  
Band E

### Property To Sell?

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TOTAL FLOOR AREA : 1605 sq.ft. (149.1 sq.m.) approx.

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**Council Tax band: E. 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) <b>A</b>			92
(81-91) <b>B</b>		84	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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