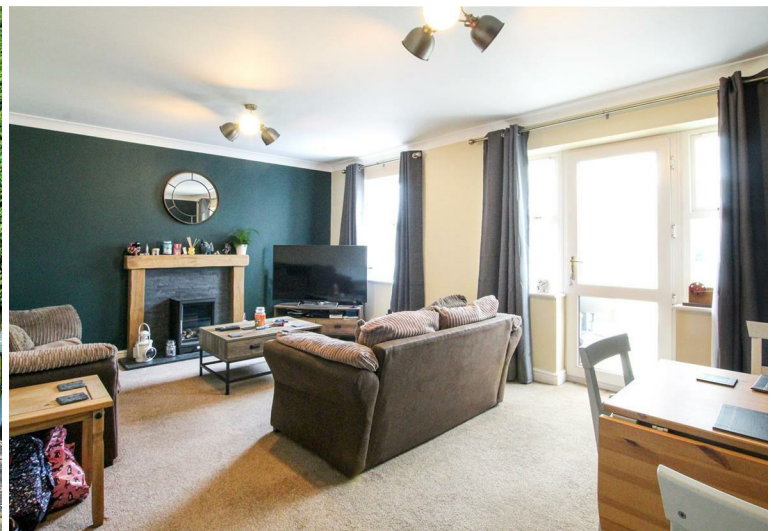




Ashby Road

Measham

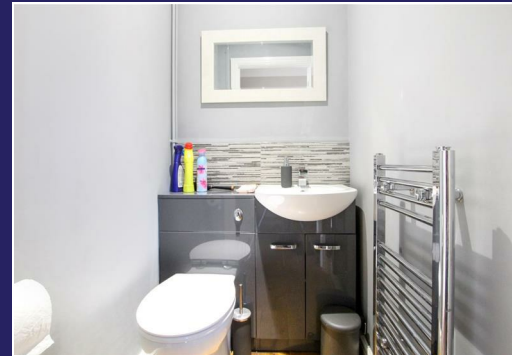
Asking Price £282,500



Ashby Road

Measham

Asking Price £282,500



Tenure
Freehold

Accommodation Details

External and Approach

Set back from the road. This property has an attractive, blocked pave driveway, leading up to the garage along with a newly installed gravel driveway offering additional parking. As you walk up the side of this house to the front entrance, your notice an attractive, decorative floral border which lead up to the white UPVC front door and further on to a wooden gate leading into the garden.

Kitchen

12'4" x 9'0" (3.76 x 2.76)

Located at the front of the property. This is a good size kitchen with wooden base and wall units and granite effect worktops. This kitchen comes with an integrated dishwasher, four burner gas hob and electric oven along with a chrome extractor fan. There is plumbing for one appliance under the worktop as well as space for a tall, freestanding fridge freezer. This room has been decorated in magnolia with mosaic style tiles to half height and cream stone effect tiles to the floor with a large window looking out over the driveway fitted with an aluminium blind. There is also a studio light fitted to the ceiling along with a large ceramic basin and drainer.

Livingroom/Diner

17'8" x 13'11" (5.39 x 4.26)

Located at the rear of the property. This living room also offers space for a dining table and chairs. Carpeted in grey with cream and dark green walls. This room allows in plenty of natural light through the window and door leading to the conservatory. With a beautiful decorative fireplace with hardwood mantle and slate effect hearth, the current vendors have an electric fire in situ. To the ceiling are two studio lights separating the living and dining area.

Cloakroom

14'5" x 3'5" (4.40 x 1.05)

This is attractive and modern downstairs cloakroom is decorated in grey with modern stone effect tiles behind the vanity unit and basin. With inbuilt extractor fan and spotlight to the ceiling, the flooring from the hall continues through. With modern high gloss built in vanity unit and cistern there is also a white dual flush WC, hand basin with waterfall mixer tap and wall mounted chrome heated towel rail.

Conservatory

12'2" x 11'0" (3.73 x 3.36)

Access into the conservatory is via the white, glass panelled UPVC door into a large additional space with windows to two sides, wood laminate flooring and pitched roof with ceiling fan and light in this room. You'll find multiple plug sockets and access into the rear garden.

Bedroom One

13'6" x 10'8" (4.12 x 3.26)

Located at the rear of the property. This large double bedroom takes the views over the gardens and fields beyond. With cream carpets to the floor, this room is decorated in magnolia with a dark blue feature wall. This room has a thermostatic control radiator multiple plug, sockets and aerial

Ensuite

6'9" x 5'11" (2.08 x 1.82)

A modern well presented ensuite shower room with ash grey wood effect laminate flooring and grey tiles floor to ceiling. This room has a dual flush WC with cistern built into the vanity unit which also houses the hand basin with chrome mixer tap. There is a large mains operated shower and tall, chrome heated towel rail fixed to the wall. This room also comprises of a small window fitted with privacy glass, three spotlights to the ceiling and in built extractor fan.

Bedroom Two

12'4" x 9'1" (3.77 x 2.77)

Located at the front of the property is this bright room allowing

plenty of natural light in from the large window. Currently decorated in magnolia with cream carpets to the floor and the thermostatic controlled radiator along with multiple plug sockets.

Bedroom Three

10'2" x 6'9" (3.11 x 2.07)

This room is located at the rear of the property enjoying those fabulous views over the garden. This is a comfortable single bedroom currently decorated in magnolia with cream carpets to the floor, single pendant ceiling light and thermostatic controlled radiator.

Family Bathroom

8'2" x 7'1" (2.49 x 2.16)

Located over the garage with a large Velux window. This family bathroom provides you with a wall mounted WC, hand basin and full-size bath. Cream carpets to the floor, this room has been decorated in terracotta toned tiles to the wall along with having an extractor fan, radiator and light fitting.

Stairs and Landing

A large and open landing space reached via the stairs which are carpeted in brown leading across the landing area. With a wooden handrail and wooden railings. the

landing has a window fitted with privacy glass looking out to the side of the property. A single pendant ceiling light and access into the loft space. Currently decorated in a soft grey with radiator with thermostatic controls and storage over the stairs

Rear Garden

This large mature and very private rear garden is north-west facing with a small patio area along with a gravelled area with two wooden gates allowing access. Beyond this garden are open fields and beautiful views.

Local Authority and Council Tax Band

NWLDC

Band C

Postcode for Sat Navs

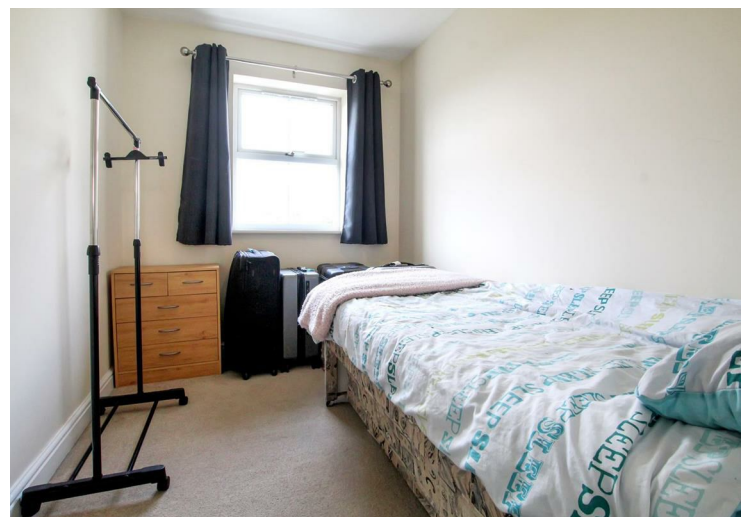
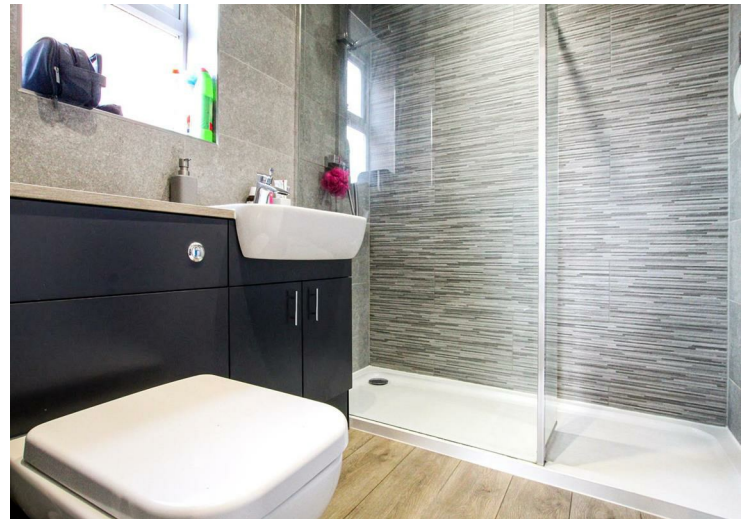
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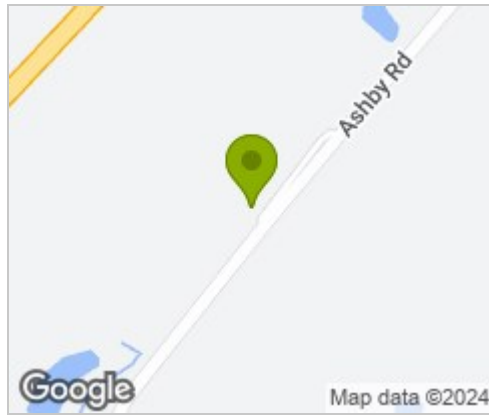
Out of Hours Contact Arrangements

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

Property to Sell

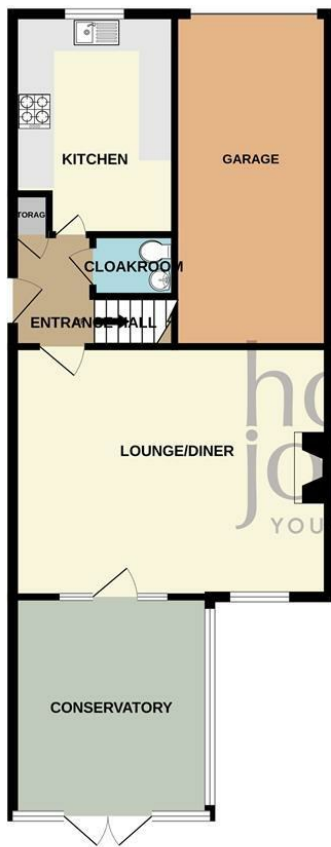
We are happy to provide a free valuation and explain how we combine our personal service with the use of the latest technology to achieve impressive and satisfying results for our customers.





GROUND FLOOR

1ST FLOOR



howland jones
YOUR HOME IN OUR HANDS

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Council Tax band: C. 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		86
(81-91) B		
(69-80) C	76	
(55-68) D		
(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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