



## High Street

Measham

£269,000



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Tenure  
Freehold

## The Location:

Boasting excellent transport links with access to the M42 and East Midlands Airport being less than 13 miles away. This village draws in families due to the TWO primary schools and catchment to Ibstock Grammar. Gaining its name from the river Mease it has developed into a great community with cafes, two public houses, an excellent doctor's surgery, library, dentist, pharmacy and leisure centre along with a Tesco Express and a Co-op Local.

## Three Bedroom End Terrace House:

### GROUND FLOOR:

With an entrance hallway and doors off to the bathroom and the kitchen. The bathroom has a bath and a WC. There is a spacious kitchen with doors to the garden and through to the lounge. The lounge has a large brick fire place, an under-stairs storage cupboard and a door to the hallway with another door to the front. The ground floor also has a very large reception room to the rear which was previously used as a dining room. This could make a spacious lounge over looking the back garden.

### FIRST FLOOR:

With two double bedrooms, a WC room, a large storage cupboard and stairs off to the second floor.

### SECOND FLOOR:

An very large bedroom with apex roof line, exposed beams, two windows and a door through to an adjoining room with a roof light which could be converted into a generous en-suite and dressing area.

## Two Bedroom Mid Terraced House:

### GROUND FLOOR:

With two reception rooms and a kitchen to the rear in a single story extension, which will need re-building. The rear reception room has a cupboard under the stairs and there is a hallway

with stairs up to the first floor.

### FIRST FLOOR:

The rear bedroom could be converted into a sizable bathroom and there is a generous double bedroom to the front aspect and stairs off to the second floor.

### SECOND FLOOR:

With two attic rooms with apex roof lines. The front room has no windows and the rear room has a window opening over looking the back garden. This space offers the potential to create a second floor principle bedroom suite using the rear room as an en-suite and dressing room.

## Local Authority & Council Tax Band

North West Leicestershire District Council  
Band B (Each Property)

## Post Code For Sat Navs

DE12 7HR

## Out Of Hours Contact Arrangements

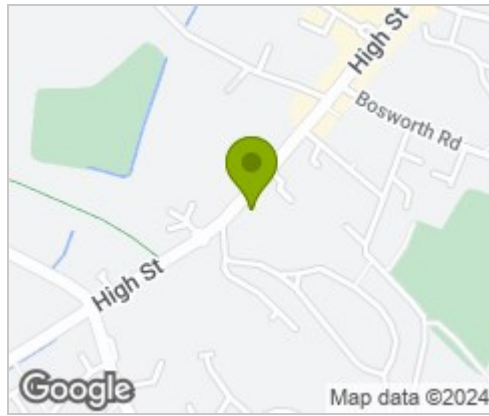
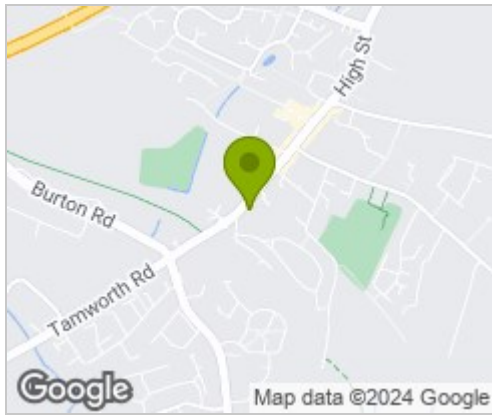
You can email us via our website, or you can 'Live Chat' via our website 24/7

## 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.

Tel: 01530 271313

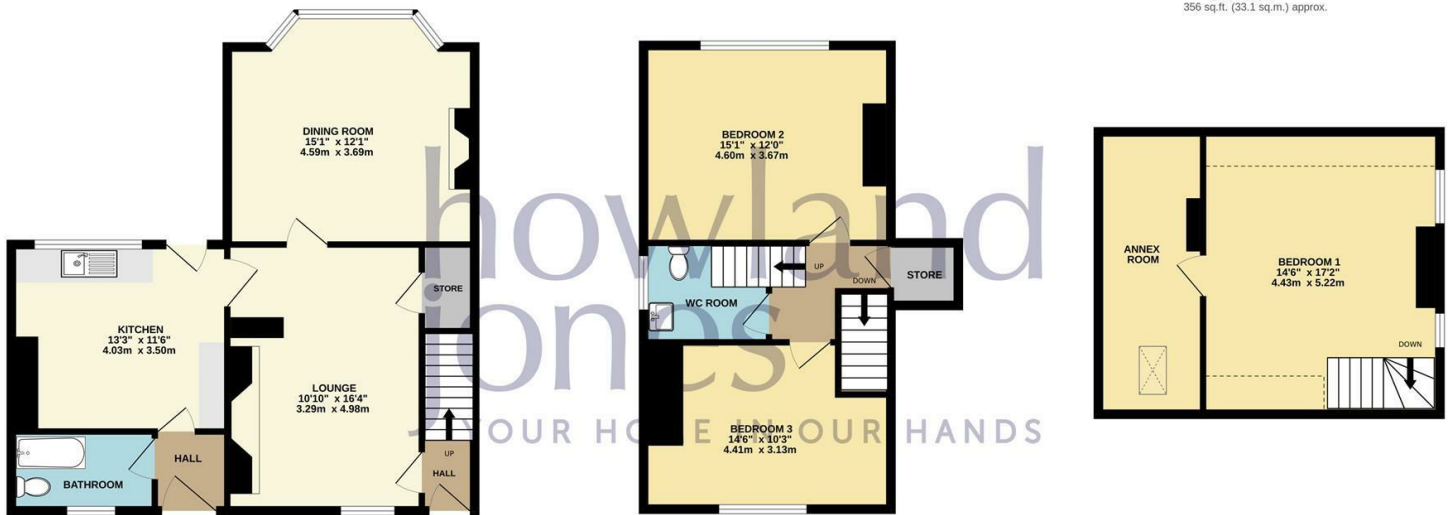




GROUND FLOOR  
633 sq.ft. (58.8 sq.m.) approx.

1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.

2ND FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 1417 sq.ft. (131.6 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) <b>A</b>		
(81-91) <b>B</b>		
(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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