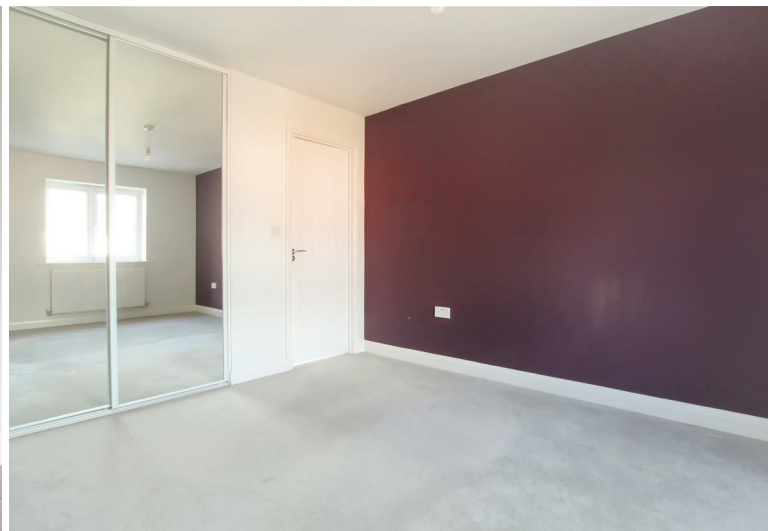




Windsor Way

Measham

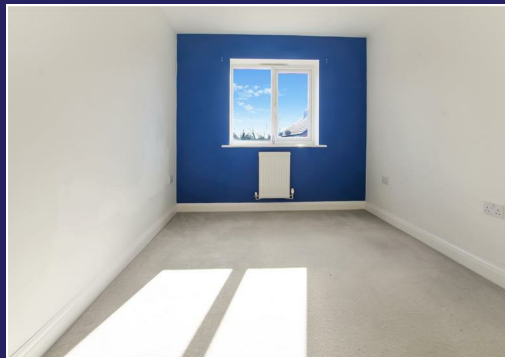
Asking Price £290,000



Windsor Way

Measham

Asking Price £290,000



Tenure
Freehold

Accommodation Details:

External & Approach

The property is set back from the access road and benefits from parallel driveway parking for two vehicles, a single garage and an access path to the side of the property leading to the back garden. There is a lawned area with shrub borders and the front door is protected by an attractive tiled canopy storm porch.

Entrance Hallway

Once inside the property you will be greeted by a spacious hallway with doors off to the lounge and the downstairs WC / cloakroom.

Lounge

10'4" x 21'4" (into bay) (3.16m x 6.51m (into bay))
A generous living room with a bay window to the front aspect, stairs off to the first floor accommodation, stylish laminate flooring and a door through to the kitchen diner.

Kitchen / Diner

15'0" x 9'10" (4.58m x 3.01m)
The bright and airy kitchen diner spans the full width of the property and is fitted with a range of white units with pale grey composite worktops and splash-back tiles above. There are attractive grey tiles to the floor, an eye level integrated electric double oven, a four-burner gas hob, a stainless steel extractor hood, space for a free-standing fridge-freezer, plumbing for a washing machine and UPVC French Doors leading out to the rear garden.

Downstairs WC

A larger than average WC / cloakroom with tiled flooring, a pedestal hand basin and a low level WC.

Stairs & Landing

With an access hatch to the loft space and two handy storage cupboards.

Bedroom One

9'5" x 12'9" (2.88m x 3.90m)
A well proportioned principal bedroom suite having fitted wardrobes with mirrored doors, a window to the front aspect and a door leading you through to the en-suite.

En-suite

7'6" x 5'4" (2.30m x 1.64m)
With ceramic tiled flooring, the modern and stylish en-suite is fitted with a double sized shower enclosure with a wall-mounted shower and riser, a pedestal hand basin and a low level WC.

Bedroom Two

8'3" x 12'8" (max) (2.54m x 3.88m (max))
Another generous double bedroom with a window over looking the back garden and one radiator.

Bedroom Three

8'3" x 12'0" (2.54m x 3.66m)
A double bedroom with a window to the front aspect and one radiator.

Bedroom Four

6'8" x 9'6" (2.04m x 2.90m)
A single bedroom with a window over looking the back garden and one radiator.

Family Bathroom

6'8" x 6'8" (2.04m x 2.04m)
Fitted with a white suite comprising; a panelled bath with a chrome shower and riser above, a low level WC and a pedestal hand wash basin.

Garage & Garden

The property benefits from a single garage with an up and over metal door, a pedestrian access door from the rear garden, a ceiling light and power sockets along with the modern gas boiler.

Tel: 01530 271313

Local Authority & Council Tax Band
North West Leicestershire District Council
Band D

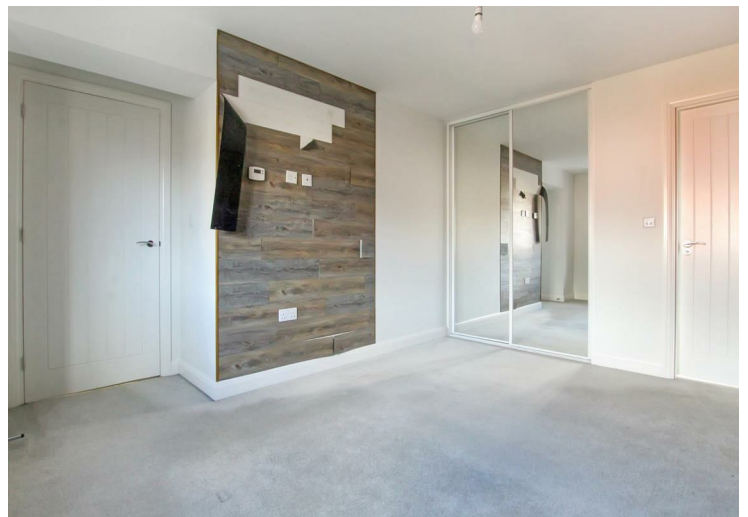
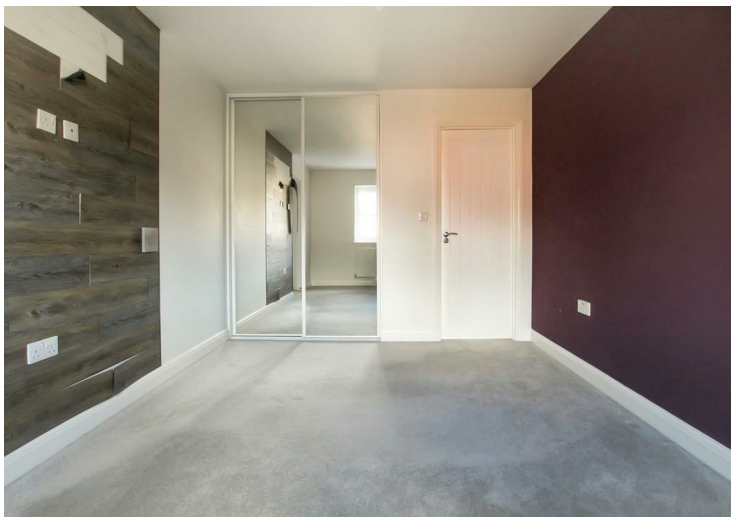
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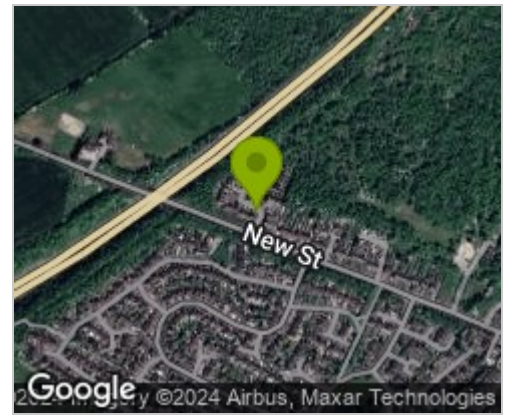
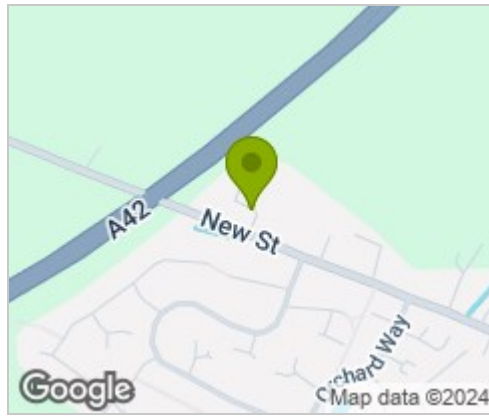
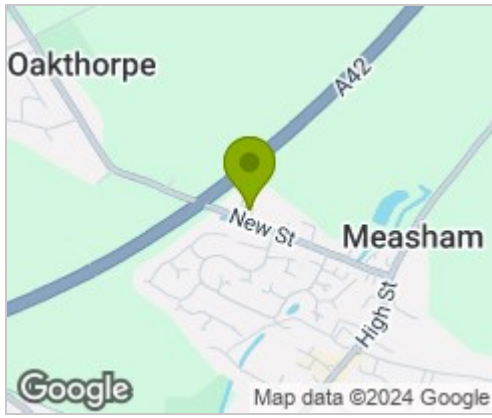
Out Of Hours Contact Arrangements

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.

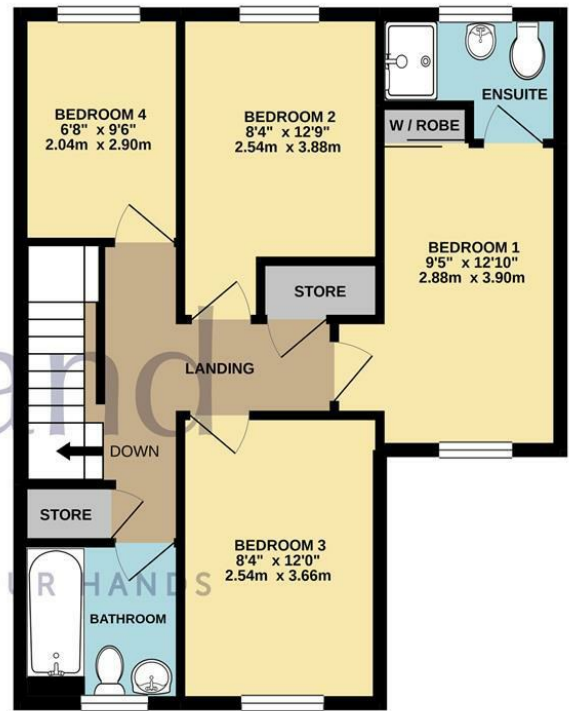




GROUND FLOOR
582 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA: 1146 sq.ft. (106.5 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: D. 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			93
(81-91) B		83	
(69-80) C			
(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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