



Milton Close

Measham

Offers Over £220,000



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Tenure

Freehold

Accommodation Details:

A Modernised Three Bedroom Semi-Detached Property With Driveway, Single Garage And A South Facing Garden.

External & Approach

With off-road parking for three cars which is part concrete and part gravel, there is a single garage to the left-hand side, a wooden and glazed door leading to the connecting covered walkway and entry into the property is via a composite front door in white with gold furniture and a glazed panel.

Entrance Hallway

A bright and welcoming hallway with stylish grey laminate flooring and a window to the right-hand aspect, stairs off to the first floor accommodation, two doors leading off to the kitchen and living room, and there is one radiator.

Lounge / Diner

3.34m x 6.17m

With recently laid grey carpet to the flooring, this is a spacious and bright lounge diner; with a large window to the front aspect, fully glazed double sliding doors with UPVC frames leading out to the back garden. There is a TV aerial point, a telephone point, and one radiator.

Kitchen

2.69m x 2.72m

With a range of white wall and base units with chrome bar handles and oak effect composite worktops with matching splashback and space for an appliance below. There is an integrated electric oven, a four ring ceramic hob with a pull out extractor hood above, a large window over looking the back garden, spotlights to the ceiling, a handy space for a free-standing fridge-freezer, a stainless steel sink, drainer and a chrome mixer tap and there is an opening through to a handy pantry storage cupboard which has a single glazed wooden window to the right-hand aspect, fitted shelves and the property consumer unit.

Stairs and Landing

With a privacy window to the front aspect the landing has a large access hatch to the loft space, a ceiling mounted smoke detector and to the left hand side is a deep cupboard which has it's own light, a chrome heated rail and houses the mains gas boiler at the far end.

Bedroom One

3.35m x 3.02m

To the rear of the property is a generous double bedroom with plenty of space for bedroom furniture, chrome plug sockets, recently laid grey carpets, a large window over looking the back garden and there is a radiator.

Bedroom Two

3.35m x 2.80m

Another great size double bedroom to the front of the property, which also benefits from chrome plug sockets, newly laid carpets. There is a large window to the front and one radiator.

Bedroom Three

2.74m x 2.10m

To the rear right of the property is a comfortable single bedroom with a large window to the rear and a radiator.

Family Bathroom

1.71m x 1.95m

Modernised and having grey affect flooring and part tiled walls in a grey. The bathroom has a white suite comprising; a panelled bath with a stylish waterfall mixer tap, a glass shower screen, a wall mounted waterfall shower and a stylish rectangular hand wash basin with mixer tap set on a white high gloss vanity unit. There is a low-level WC with dual push flush, an extractor fan and a large privacy window to the side aspect.

Garden

Directly south facing, not over looked, this is a generous size back garden with a slabbed path. The garden is mainly laid to lawn to the centre with planted borders full of mature shrubs

Tel: 01530 271313

along the outside. There is a brick outer building providing further storage and access to the rear lobby.

Post Code For Sat Navs
DE12 7EW

Garage

An extra long garage with a recently fitted with power supply, and a pendant light to the ceiling. The covered walkway between the house and the garage has a wooden framed and polycarbonate roof, a wooden single glazed door to the front and to the rear.

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

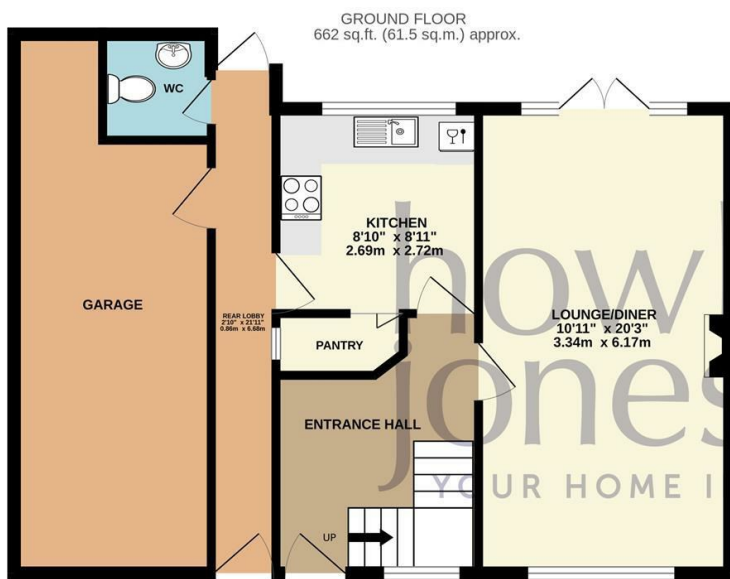
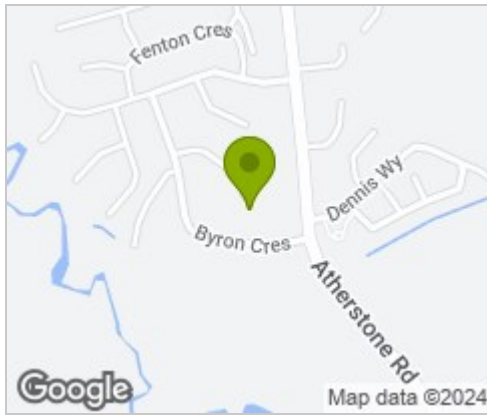
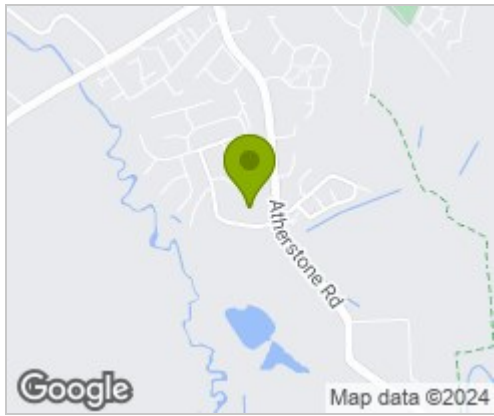
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TOTAL FLOOR AREA : 1017 sq.ft. (94.5 sq.m.) approx.

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: 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) A			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(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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