



## Leicester Road

Measham

Price Guide £179,500



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**Tenure**  
Freehold

## Accommodation Details:

A beautifully presented two bedroom Victorian Mid-Terraced property with on road parking and a private rear garden with a large summer house. This property has gas central heating and double glazed windows throughout.

## External and Approach

Set back from the road; with newly laid sandstone gravel along with a single path leading up to the entrance of the porch which is filled of natural light and provides further room for coats and shoes. Entrance into the property is via a original wooden door and surround with beautiful stained glass window with decorative detail.

## Living Room

11'0" x 12'5" (3.37 x 3.81)

A well proportioned rectangular shaped room with soft grey carpet and a large window to the front aspect allowing plenty of natural light to flood in. The main focal point of this room is the feature fireplace with a gas fire with oak effect mantelpiece and surround. The room has been decorated with stunning wallpaper with white painted coving above. You will also find; a TV aerial point, a cupboard that houses the consumer unit and a radiator.

## Dining Room

9'5" x 11'11" (2.88 x 3.64)

Step into a welcoming dining area with the continuous carpet flooring from the living space and has a large window filling the room with plenty of natural light. This room has been decorated similarly to the living room and has a dark grey wall mounted radiator. You will also find; stairs leading you to the first floor, an under stairs cupboard compartment, an oak door leading off into the kitchen and a smoke alarm.

## Kitchen

7'3" x 9'1" (2.23 x 2.78)

This spacious, modern kitchen is equipped with cream wall and base units with black circular handles and a wooden oak worktop above. The kitchen also comes with; a stainless steel sink, draining board, and mixer tap, a space for an under counter fridge / freezer, plumbing for a utility appliance or dishwasher and there is an Zanussi single electric oven with four ring gas hob above and a pull out extractor fan. There are large white and black tiles as the splashback, grey city tiles to the flooring and a soft maroon paint to the walls. In this room you shall also find; a wide pantry style cupboard, a white UPVC door leading into the lean too, a pendant light fitting, a window providing the view of the lean too and an oak door leading into the family bathroom.

## Family Bathroom

This is a fabulous size bathroom, decorated with decorative tile flooring, a white radiator, large privacy window to the rear, extractor fan, and a pendant light. There is also a white three piece set comprising of a basin with mixer tap, wall mounted dual flush WC and a full size bath with mixer tap and an electric shower attachment. This room has been decorated with soft beige tiles to the wall around the bath and shower area and along with the back wall behind the WC and basin. The remaining walls are painted in a vibrant teal.

## Lean To

A white UPVC door from the kitchen, this room is filled with natural light and there is a patio door leading out to the garden. You'll also find fitted base units with a wooden effect worktop above and spaces for under counter fridge and freezer, washing machine and tumble dryer.

## Stairs & Landing

The landing has been decorated in white and leads off to bedrooms one and two. With striped neutral carpets to the floor and access into the loft space in which has been partially boarded. There is also one smoke detector.

Tel: 01530 271313

### Bedroom One

11'2" x 11'4" (3.42 x 3.46)

Located at the front aspect of the property this is a very generous double bedroom with a large window. Plenty of space for a double bed, double wardrobe and a set of drawers. Decorated in white with a feature wall in pink and grey carpets to the flooring. There is one radiator.

### Bedroom Two

9'6" x 10'0" (2.90 x 3.07)

This is a comfortable double bedroom with a large looking out over the lovely, maintained garden. Decorated in white with grey carpets. You will also find a handy storage cupboard over the bulk head providing further wardrobe space and there is one radiator.

### Outside Space

With mature shrubs and trees, this generous sized garden has turf to the centre and a beautiful painted summer house sited on a large patio area providing a wonderful seating area surround. There is shared access through your neighbouring properties to access the rear of your garden.

### Post Code For Sat Navs

DE12 7JG

### Local Authority & Council Tax Band

Band A

North West Leicestershire District Council

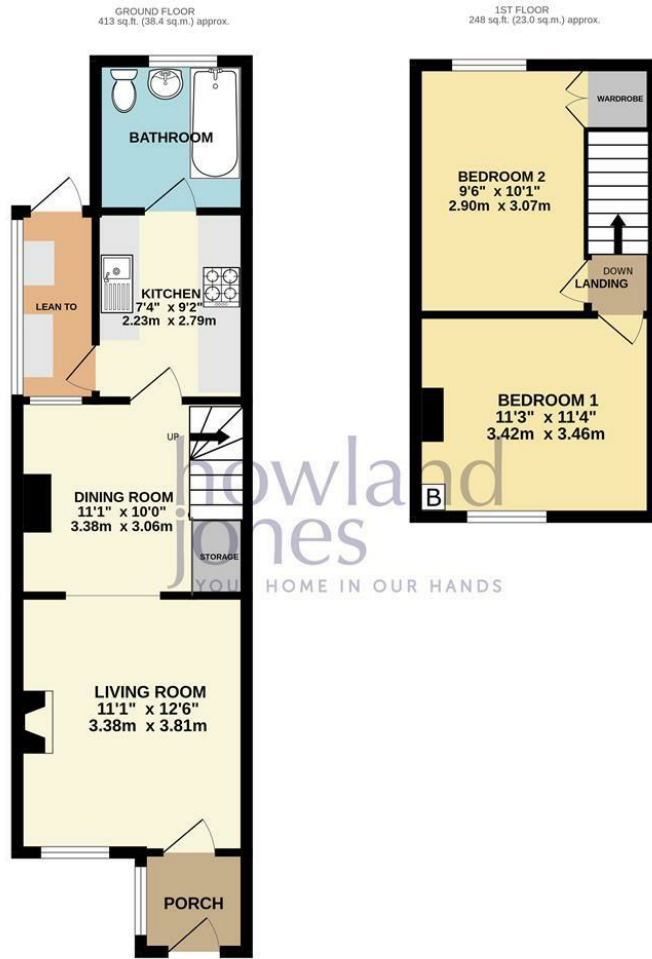
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TOTAL FLOOR AREA : 661 sq.ft. (61.4 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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: A. 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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