



Wordsworth Way

Measham

Price Guide £235,000



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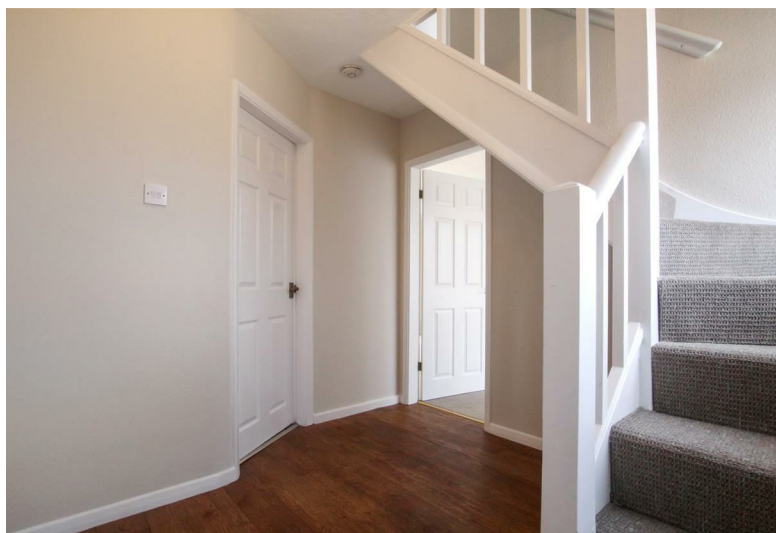
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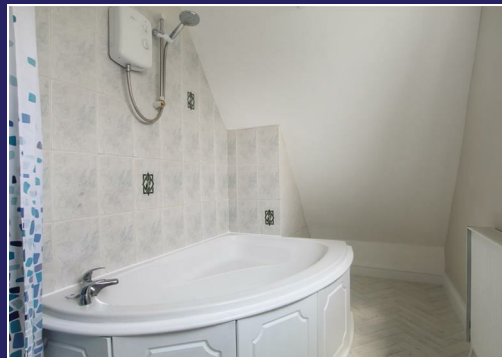
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Tenure
Freehold

Accommodation Details:

A Modernised Three Bedroom Semi-Detached Property With Driveway For Two Vehicles, Two Good Size Reception Rooms, Utility Room And A South Facing Garden!

External & Approach

With off-road parking for two cars which is part concrete and part gravel, there is a white UPVC door leading access to rear lobby, and entry into the property is via a composite front door in grey with chrome furniture and a glazed panel.

Entrance Hallway

Once inside you are welcomed into a bright and spacious entrance hallway with windows to the front and side aspects filling the room with plenty of light, wood effect vinyl flooring, decorative coving to the ceiling, a telephone point, a smoke detector and one radiator.

Lounge / Diner

3.35m x 6.16m

This is a large lounge diner with beige carpet to the flooring; with two large windows to the front and rear aspect filling the room full of light. There is a TV aerial point, a telephone point, and two radiators. The fireplace has been capped and is currently boarded up.

Kitchen

3.35m x 6.16m

With a range of glossy white wall and base units with integrated handles and oak effect composite worktops with matching splashback. There is an integrated electric oven, a four ring gas hob with an 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 matt black sink and drainer and a chrome mixer tap and a handy pantry storage cupboard fitted shelves and the property consumer unit along with meter readings. There is a white UPVC door

providing access to the rear lobby, second reception room and utility room with WC.

Lobby

A handy internal passageway connecting the kitchen to the reception room and utility. There is a white UPVC door providing access into the rear garden.

Reception Room

8'4" x 9'8" (2.55m x 2.96m)

With grey vinyl to the flooring and white paint to the walls, this room is spacious for a 4-6 seater table and chairs or would be an ideal space for a home office or playroom. There is a large window to the front and there is one radiator.

Utility Room

8'4" x 17'6" (2.55m x 5.34m)

This is a good size utility room with a downstairs WC and a stainless steel sink with drainer is located to the rear of the property. Decorated in white paint and grey vinyl to the flooring. The Ideal Boiler is located in here and there is space for a utility appliance below. There is one radiator and a window to the rear.

Stairs & 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 carpet the flooring.

Bedroom One

3.35m x 3.00m

To the rear of the property is a generous king size bedroom with plenty of space for bedroom furniture, beige carpets, neutrally decorated walls, a large window over looking the back garden and there is a radiator. There is a sliding door providing access into the room.

Bedroom Two

3.34m x 2.81m

Another great size double bedroom to the front of the property, which also benefits from a beige carpet, recently painted walls. There is a large window to the front and one radiator.

Tel: 01530 271313

Bedroom Three

2.70m x 2.09m

To the rear left of the property is a comfortable single bedroom plenty of room for a chest of drawers. This room has a large window to the rear, carpet to the flooring and there is one a radiator.

Family Bathroom

1.77m x 3.06m

With light herringbone effect flooring, the spacious bathroom is fitted with a large corner bath with panelling and a wall-mounted electric shower over, a low level WC and a hand wash basin set on a vanity unit. There is an obscure window to the left hand aspect, and one radiator.

Garden & Outside Space

The back garden is ideally south facing so enjoys the best of the afternoon and evening sun. There is a large patio area and the rest of the garden is mainly laid to lawn with flower bed borders, wooden fencing and an outside cold water tap. This garden is super private and is not looked over by any of the neighbouring properties.

Post Code For Sat Navs

DE12 7ER

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

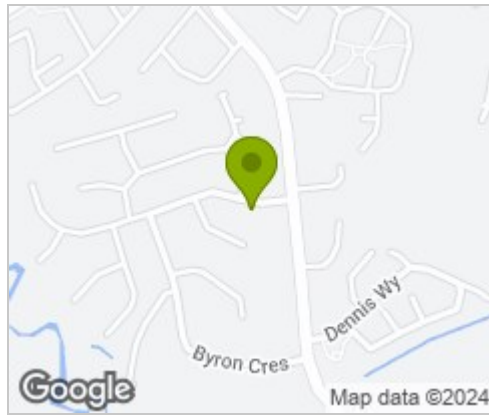
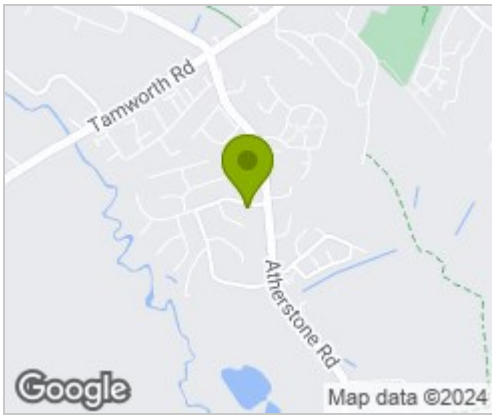
Property To Sell?

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.

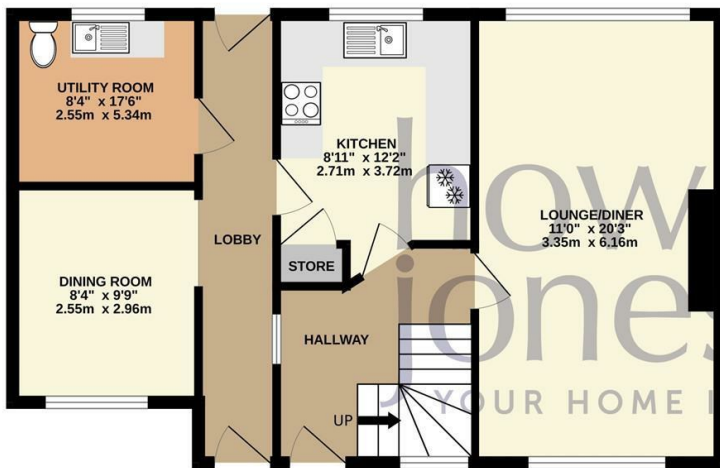
Out Of Hours Contact Arrangements

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





GROUND FLOOR
612 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 990 sq.ft. (91.9 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 | | 71 | |
| (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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