



## Wordsworth Way

Measham

Asking Price £260,000



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**Tenure**  
Freehold

## Accommodation Details:

### External & Approach

The property is set back from the road and has a driveway leading to a covered carport / utility area with lighting and power supply which runs the full length of the property to the back garden. The front garden is laid to lawn with flower and shrub borders with a paved path to the front door and a side passage down the left hand side of the property. Entrance to the property is via a grey/green colour front door which matches the double glazing fitted in October 2023 and leads into the entrance hall.

### Hallway

With attractive oak effect laminate flooring and coving to the ceiling, the hallway has a handy storage cupboard with shelves and coat hooks, a radiator and a door through to the lounge diner.

### Lounge Diner

11'5" x 16'11" (3.49m x 5.17m)

Having the same flooring continuing through from the hallway, this is a bright and spacious room with dual aspect windows to the front and right-hand side, a modern wall-mounted electric fire, decorative coving to the ceiling, a TV aerial point and two radiators.

### Kitchen

11'5" x 10'4" (3.49m x 3.16m)

With grey ceramic tiles to the floor, the open plan kitchen area is fitted with a range of white wall and base units with brushed steel bar handles and charcoal granite effect worktops with stylish grey 'Metro' tiles above. There are spaces for a free-standing cooker, a free-standing fridge freezer and one plumbed appliance. You will also find; a stainless steel sink, drainer and chrome mixer tap, a large UPVC window and a door leading out to the covered carport and the property fuse

board. In the hallway area there is an access hatch to the loft space, the property security alarm entry exit panel, a temperature control thermostat, a ceiling mounted smoke detector and one radiator. There is also a large airing and storage cupboard with a built-in work surface and shelving and houses the Worcester Bosch gas boiler which is 2 years old.

### Bedroom One

8'9" x 12'0" (2.69m x 3.66m)

To the rear left of the property is a generous size double bedroom with patio doors leading out to the north facing garden.

### Bedroom Two

11'5" x 8'8" (3.50m x 2.66m)

To the rear right-hand side another generous double bedroom, a large window to the rear aspect, a TV aerial point and one radiator.

### Bedroom Three / Dining Room

8'9" x 8'4" (2.68m x 2.56m)

With a window to the front aspect, a built-in storage cupboard with shelves, decorative coving to the ceiling and one central heating radiator.

### Family Bathroom

5'8" x 7'0" (1.73m x 2.15m)

With grey ceramic tiles to the floor and fully tiled walls, the modernised bathroom is fitted with a white suite comprising; a low-level WC with dual flush, a pedestal hand wash basin with chrome hot and cold taps and a bath with a chrome mixer tap, a glass shower screen and a wall-mounted electric shower. You will also find; a chrome wall-mounted heated towel ladder, an extractor fan and an opaque window to the left-hand aspect.

### Outside & Rear Garden

The well presented and low maintenance garden enjoys the sun coming in from the left in the afternoon and evening and is mainly laid to lawn with flower and shrub borders and a patio area to the right hand side.

Tel: 01530 271313

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

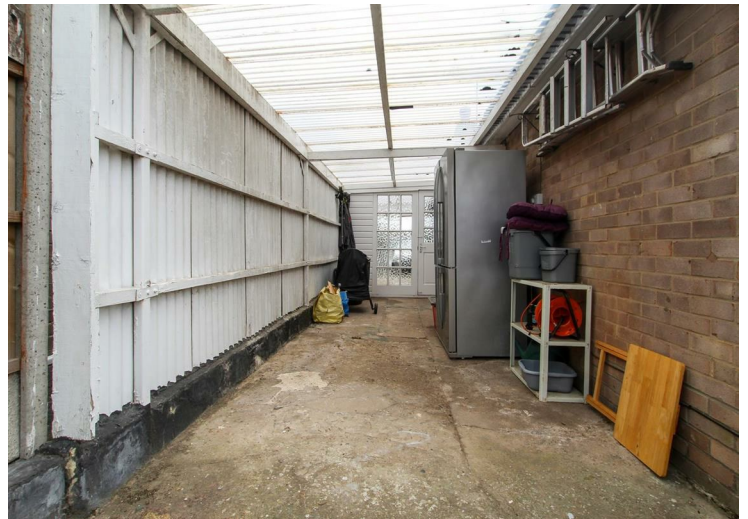
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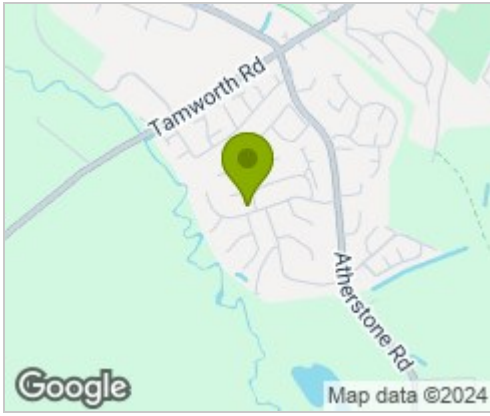
#### Out Of Hours Contact Arrangements

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

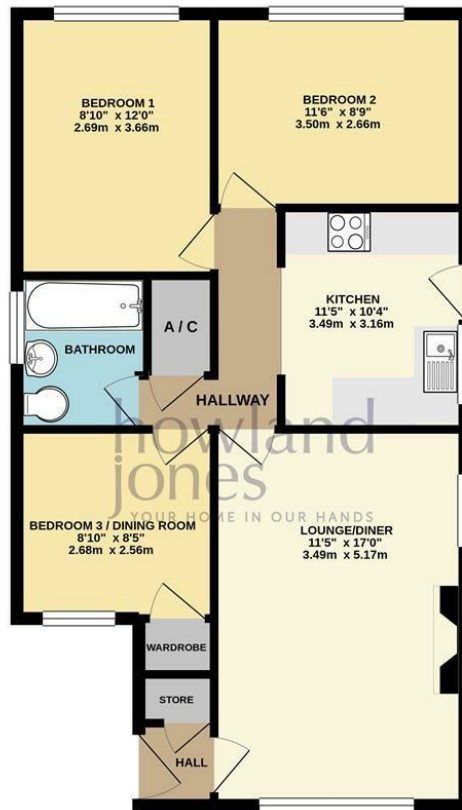
#### Property To Sell?

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  
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 678 sq.ft. (63.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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: C. 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>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>67</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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