



## Iveagh Close

Measham

Price Guide £165,000



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**Tenure**  
Freehold

### Accommodation Details:

A three bedroom semi-detached property with both front and rear garden, a single detached garage and parking for at least one vehicle.

### External & Approach

Positioned in a quiet cul-de sac, this property has a well kept lawn and flower borders to the front with a single path leading entrance to the front door. To the left-hand side of the property is a path providing access to the rear enclosed garden. Across the road from the property, there is a driveway with parking for one vehicle leading to a single brick built garage with a metal up and over door. Entrance to the property is via a white UPVC door with glazed panels.

### Entrance Hallway

With laminate effect vinyl flooring which continues through to the lounge and the dining room, with a large window to the left-hand aspect, a telephone point, a radiator and stairs off to the first floor.

### Lounge

13'5" x 12'5" (4.10 x 3.80)

The bright and spacious lounge has a feature fireplace with a dark granite hearth and surround. There is a large wooden window to the front aspect, coving to the ceiling, a TV aerial point and one radiator.

### Kitchen

10'1" x 14'8" (3.09 x 4.49)

With same continuous flooring, the kitchen is fitted with wooden units and a cream worktop above with spaces for one plumbed appliances below. There is a convenient space for both a under counter fridge and freezer and also a space for a freestanding cooker. You will also find; a stainless steel sink, drainer and a chrome mixer tap, a large under-stairs storage cupboard, a UPVC glazed door out to the garden, a window to the rear aspect and there is one radiator.

### Dining Room

9'10" x 9'10" (3.02 x 3.01)

With a door from the kitchen, this is a generous size dining room with a large UPVC window providing a view of the rear garden and there is one radiator.

### Stairs and Landing

A spacious and bright landing with a large window to the left hand aspect, an access hatch to the loft space, a large airing cupboard with shelving and

### Bedroom One

10'11" x 12'5" (3.34 x 3.80)

Having a large window to the front aspect, this is a generous bedroom which can easily fit a double bed along with quadruple full height wardrobes and a set of drawers. This room has been decorated neutrally and there is one radiator.

### Bedroom Two

9'10" x 9'10" (3.02 x 3.01)

To the rear of the property this is another good size double bedroom with a large window to the rear, one central heating radiator and a storage cupboard ideal to be used as a wardrobe.

### Bedroom Three

9'1" x 6'9" (2.78 x 2.06)

A good size single bedroom with a window to the front aspect, a single built-in wardrobe above the stairwell and one radiator.

### Family Bathroom

10'1" x 4'11" (3.09 x 1.51)

With vinyl laminate effect flooring, the bathroom is fitted with a white suite comprising; a white bath with chrome taps, a shower head above with glass screen, and a pedestal sink with chrome taps. The walls are part tiled and there is a large wooden window with privacy glass.

### WC

Located next to the bathroom, this is a cosy room which

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low-level WC with a chrome push flush. There is a small wooden window with privacy glass.

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#### Outside, Garden & Garage

The well maintained lawned garden is enclosed with fence surround and mature shrubs and trees providing further privacy. There is a small patio which would be suitable to make into a seating area to admire the view of Measham Church.

Across the road, there is a brick built single garage with a metal up & over door and parking for at least one vehicle.

Post Code For Sat Navs  
DE12 7JL

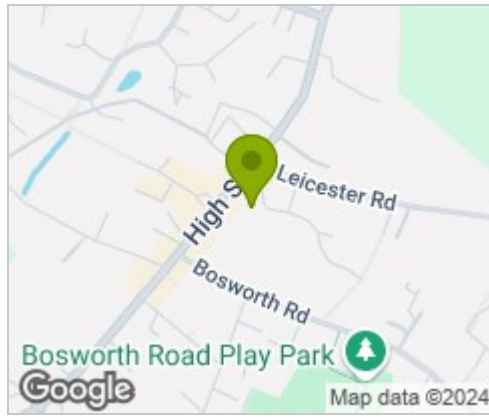
Local Authority & Council Tax Band  
Band B  
North West Leicestershire District Council

#### Property To Sell?

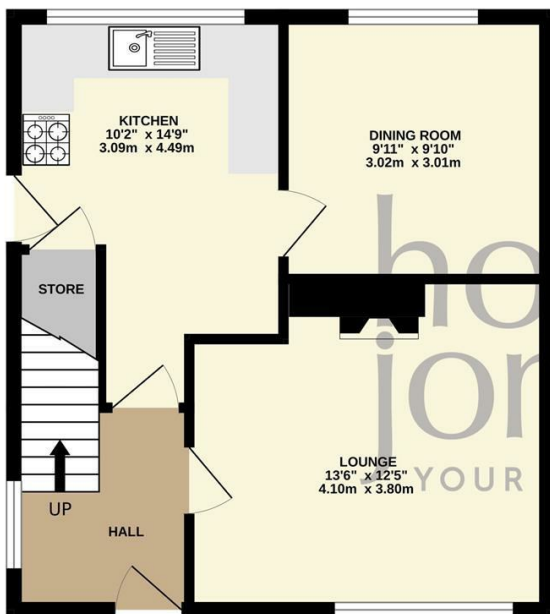
We are happy to provide a free valuation and explain how we combine our personal service with the use of the latest technology to achieve impressive and satisfying results for our customers.

#### Out Of Hours Contact Arrangements

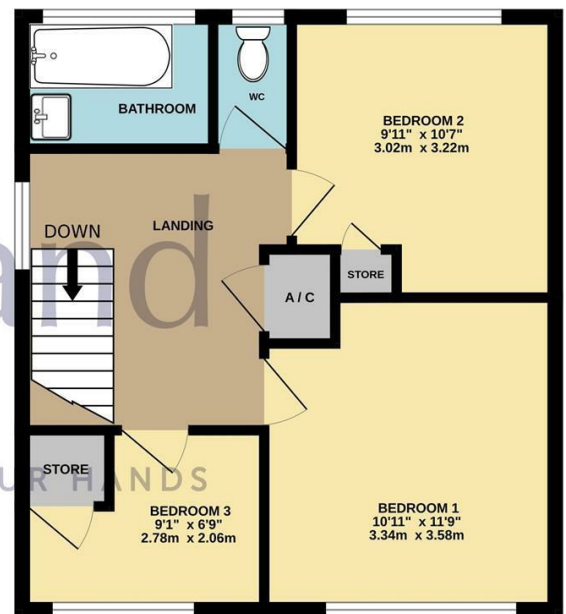




GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 887 sq.ft. (82.4 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: 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
	71	86
England & Wales		EU Directive 2002/91/EC

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