



## Buckley Close

Measham

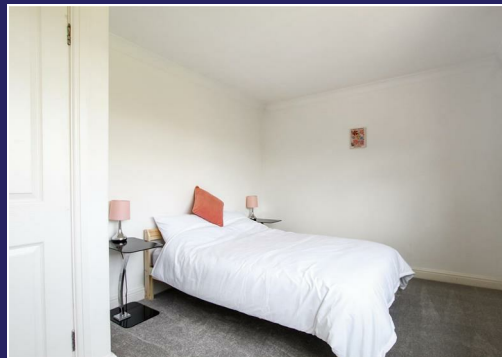
Asking Price £299,950



# Buckley Close

Measham

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Tenure  
Freehold

#### Accommodation Details:

In the most peaceful and secluded location, this charming 4 bedroom semi-detached family home occupying gated and private grounds with a stunning wrap around south facing garden and a detached double garage.

#### External & Approach

Positioned in a generous plot at the very beginning of Buckley Close, this property is set back located behind two sets of wooden gates with a sloped part gravelled and blocked paved driveway providing parking for 8 vehicles including a trailer. Behind the slate grey painted wooden gates, you will find a DOUBLE detached garage with recently fitted electric up and over metal doors, a large raised front garden with a seating gravelled area, numerous mature flower beds and shrubs along the borders and steps down to the front door. The front has a brick wall surround and entrance to the enclosed porch is via a white UPVC door with glass panel.

#### Enclosed Porch

Once you enter this property, you are welcomed into a bright and airy porch with vinyl to the flooring and built cupboard housing the meter reading cupboards. There is one pendant light, an extractor fan, a radiator and a window looking into the dining room area.

#### Entrance Hallway

You are greeted by a wonderful and spacious entrance hall which is flooding with natural light. There is wooden laminate to the flooring, white painted walls along with built in cupboard draws fitted under stairs providing further storage space. You'll also find a heating thermostat and doors leading off to the living space and downstairs bedrooms.

#### Living Room

10'8" x 18'7" (3.26 x 5.68)

A very generous and imposing reception room with the main focal point being the lovely, acoustic cladding in a walnut colour to the fireplace. There is a large window over looking the front garden along with French doors to the rear aspect allowing the room to be full of natural light. This is a very tastefully decorated usable space decorated neutrally and recently laid grey carpets to the flooring. You will also find; coving to the ceiling, half glazed wooden door, TV aerial point, a telephone point, and two radiators (one with decorative covering).

#### Kitchen / Dining Room

10'11" x 8'3" (3.33 x 2.52)

An obvious highlight of this house is this impressive open plan kitchen diner, a window to the rear aspect, down-lighters to the ceiling, a radiator and then open plan into the delightful contemporary style kitchen. Tastefully fitted with retro style black and white vinyl to the floor and a range of wall and base units in a light wooden coloured units with chrome handles and granite worktops with a neutral tile splashback. Integrated appliances include; a

Zanussi large four plate gas hob with a stainless steel chimney extractor above and a dishwasher. You will also find; a stainless steel sink and drainer with integrated drainer and a chrome mixer tap, large space for an American style fridge/freezer and a small breakfast bar area. Leading into the dining space, you will find; ample space for a 4 seater table, a window to the front aspect looking into the porch, a cupboard which houses the boiler a set of double French doors, further wall and base units and a door leading into the utility area.

#### Utility Room

7'9" x 8'2" (2.38 x 2.49)

With the neutral tiled floor, this bright and light utility room has the continuing granite worktop with tile splash back and spaces for a laundry appliances below. The current home owner has stacked their washer and dryer. You will also find; a large window to rear aspect, a half glazed UPVC door providing another access to the rear garden, and there is a door leading into the downstairs shower room.

#### Downstairs Shower Room

4'0" x 4'9" (1.22 x 1.46)

The shower rooms comprises of a corner basin with built-in vanity and chrome mixer tap, dual flush, wall mounted WC and mains operated shower with a waterfall double head and curved glass sliding doors. This room has been fully tiled along with the continuous flooring from the utility room. There is also a built in extractor fan.

#### Stairs & Landing

Leading up to the spacious landing area is the recently laid grey carpet, wooden banister, coving to the ceiling, smoke alarm and doors leading into each of the two bedrooms and bathroom. There is a loft space which has no ladder or light and there is rather limited storage space.

#### Bedroom One

13'10" x 9'4" (4.22 x 2.87)

Located at the front of the property with a large window and high ceilings this room has been carpeted in grey with a double walk-in built wardrobe with plenty of shelving. This room also consists of multiple plug sockets along with a single pendant ceiling light, a radiator and the walls have been painted in white.

#### Bedroom Two

12'8" x 10'7" (3.88 x 3.25)

Bedroom two is another fabulous space with windows looking out to the rear of the garden. Continuing with the same grey carpet, this room has neutrally been decorated.

#### Bedroom Three

12'10" x 9'5" (3.92 x 2.88 )

Bedroom number three is located downstairs at the front of the property, this is another comfortable double bedroom currently decorated with white walls and the newly laid carpets. There is a large window looking out over the

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front area of this property and multiple plug sockets along with the radiator. There is also a large television which has been fitted to the wall.

#### Bedroom Four / Study

9'6" x 8'1" (2.91 x 2.47 )

Also located downstairs at the front aspect is bedroom four which could also be used as a study. This is a great size single bedroom enough room for both a set of drawers and wardrobe. This room has been decorated neutrally new grey carpet to the flooring. You'll also find the consumer unit located in here.

#### Family Bathroom

16'3" x 9'1" (4.96 x 2.78 )

A spacious and super stylish five-piece bathroom suite is decorated with slate grey tiled effect laminate flooring with matching splashback and surround. This modern white suite comprises of: a dual flush toilet with concealed cistern, two inset vanity sink units with chrome mixer taps and walnut coloured cupboards underneath providing further storage, large corner shower cubicle with a glass sliding door, and lastly a large panelled bath with chrome mixer tap and shower attachment. You'll also find; two chrome centrally heated towel rails, extractor fan, spot lights and opaque UPVC windows to the front and rear elevations.

#### Double Garage

With recently replaced electric up and over doors, this double garage is great for storage of vehicles or further storage space. There is power and lighting and metal shelving which will remain. There is matting to the flooring along with a window to the right hand side over looking the rear garden. This room also has it's own consumer unit,.

#### Rear Garden

With a beautiful mature garden to surround framing the most imposing front

elevation, the south west facing rear garden enjoy a wonderful private setting with beautiful, flower beds and there is large seating terrace is located directly to the right hand side of the property with doors out from the utility room and living room. Underneath the covered patio area is power and lighting along with a securely fitted television which makes this space great for entertaining. There are two storage sheds providing further storage space.

#### Post Code For Sat Navs

DE12 7LX

#### Local Authority & Council Tax Band

Band B

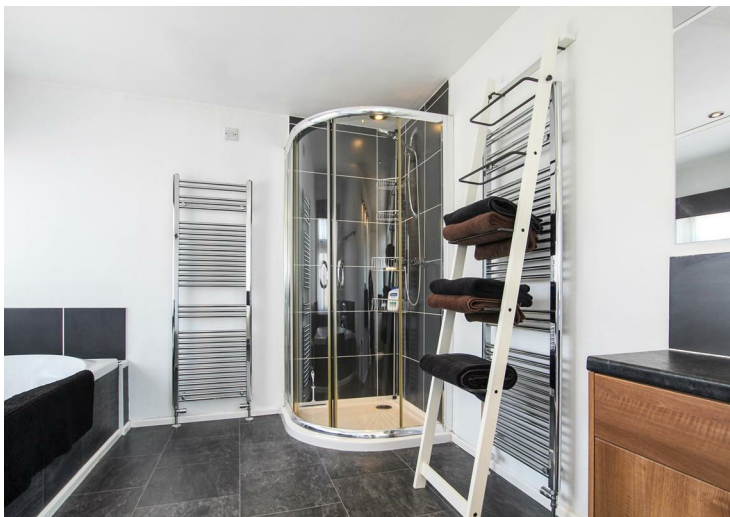
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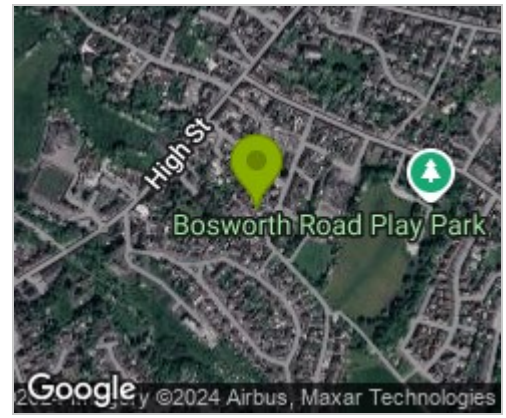
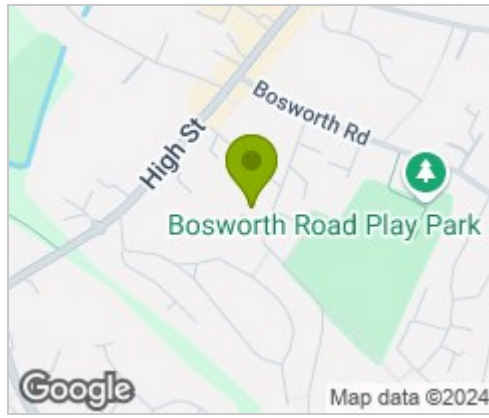
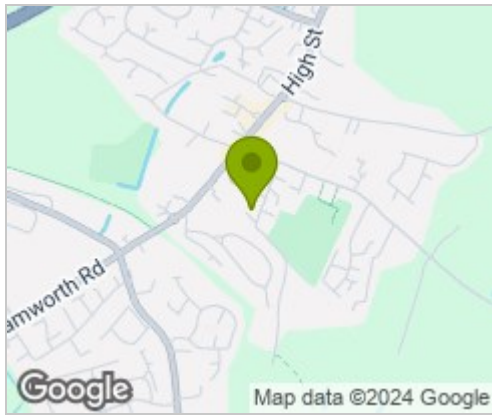
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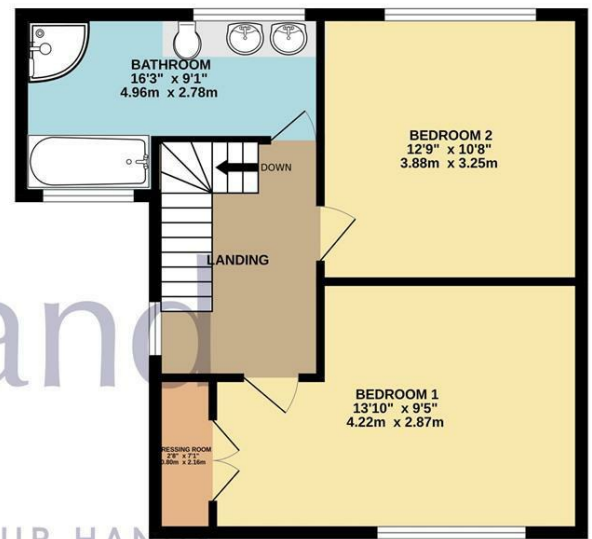




GROUND FLOOR  
664 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR  
514 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 1178 sq.ft. (109.4 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>			<b>84</b>
(81-91) <b>B</b>		<b>70</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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