



Navigation Street

Measham

Price Guide £275,000



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Tenure

Freehold

Accommodation Details:

A three bedroom detached family home situated in a quiet location with a close walk to the High Street. This property has off road parking for one vehicle, a private rear garden and two bathrooms.

External & Approach

The property is set back from the road with a block paved frontage providing off-road parking for one vehicle and there is an access passageway down the right hand side of the property via a wooden gate. Entrance to the property itself is via a dark blue composite front door with glazed panels leading you into the entrance hallway.

Entrance Hallway

8'2" x 11'7" (2.50m x 3.55m)

Converted from a previous garage this is now a spacious entrance hall with traditional style Mosaic tiled flooring, a large storage cupboard with double doors providing perfect storage space for coats and shoes, a small window to the right hand aspect, a tall wall-mounted white radiator and a door leading through to the downstairs shower room.

Downstairs Shower & WC Room

With sandstone effect ceramic tiles to the floor & walls, there is a large shower cubicle with pivot glass doors and a wall mounted chrome shower and riser with a 'rainfall' shower head. You will also find; a low-level WC with a chrome push flush and a white hand wash basin with a chrome mixer tap set on a high gloss vanity unit. There is a privacy window to the right hand aspect, a wall mounted chrome heated towel ladder and an extractor fan.

Kitchen

8'2" x 12'4" (2.51m x 3.78m)

With a glazed door leading from the hallway and the same ceramic floor tiles as the downstairs shower room, this is a bright and spacious kitchen fitted with a range of traditional style cream units with black antique style handles and pine effect composite worktops with pale green ceramic tiles above and there is a space for an appliance below. There are chest-height integrated double ovens, a four-burner gas hob with a splash-back panel

and a black extractor hood. A large window to the front aspect, a charcoal composite sink, drainer and chrome mixer tap, a handy breakfast bar, down-lighters to the ceiling and an attractive matt grey wall-mounted radiator. You'll also find an integrated fridge freezer, integrated slim dishwasher and a space for a utility appliance.

Living Room

16'9" x 11'10" (5.12m x 3.61m)

A very generous reception room with a small window with decorative glass detail to the right hand aspect, a 'Hive' central heating control panel, stairs leading off to the first floor and two radiators. There are double doors and full height windows leading you through to the second extended reception room. This room is neutrally decorated with carpet to the flooring.

Dining Room

17'0" x 12'6" (5.19m x 3.82m)

A superb addition to the property which was installed in 2014 with a large roof lantern and two sets of bi-fold doors leading out to the patio and the garden beyond. Another highlight is the feature fireplace with an electric coal-effect fire and marble effect surround and hearth. You will also find; down-lighters to the ceiling, a TV aerial point, a telephone point and two radiators. The roof opening light is operated by remote control and it also has a rain sensor to close automatically - handy if you're not around. This room has also been decorated neutrally with carpet to the flooring.

Stairs and Landing

With a large window to the left-hand aspect and an access hatch to the loft space. We are informed the loft is well insulated, fully boarded with a light and a pull down ladder.

Bedroom One

8'2" x 12'4" (2.50m x 3.78m)

A good size double bedroom to the front of the property with fitted bedroom furniture around and above the bed providing ample storage and there is one radiator. You'll find neutrally painted walls and carpet to the flooring.

Tel: 01530 271313

Bedroom Two

8'1" x 12'2" (2.48m x 3.71m)

Another double bedroom with a window over looking the back garden and the pleasant far-reaching views beyond. One wall of this room has full width and full height fitted wardrobes with four sliding doors and there is one radiator.

Bedroom Three

8'5" x 8'9" (2.58m x 2.68m)

This is a great size single bedroom with enough room for a chest of drawers and wardrobe. This room is located to the front aspect, has one radiator and carpet to the flooring.

Family Bathroom

8'6" x 6'10" (2.60m x 2.09m)

Located to the rear aspect, this is a modernised and well appointed bathroom with a four piece suite comprising; a panelled bath with a chrome mixer tap and shower attachment; there is a low-level WC with a chrome push flush and a stylish rectangular hand wash basin with a chrome mixer tap set on a high gloss vanity unit. There is a corner shower cubicle with curved glass doors, a chrome mixer shower and two shower heads including a rainfall head. The floor and walls are tiled in marble effect sandstone ceramic tiles and there is a chrome heated towel ladder.

Outside Space

The immaculate south facing garden has a raised patio seating area and wrought iron railings overlooking the back garden, so this is a great place to enjoy the afternoon and evening sunshine. There is access passageways down the both sides of the property where you will find an outside cold water tap and a handy storage cupboard. Steps lead you down to the main garden area which is mainly laid to lawn with mature borders and shrubs and a path leading to the raised wooden shed / summer house which benefits from power sockets and ceiling lights.

Local Authority & Council Tax Band

North West Leicestershire District Council
Band C

Post Code For Sat Navs

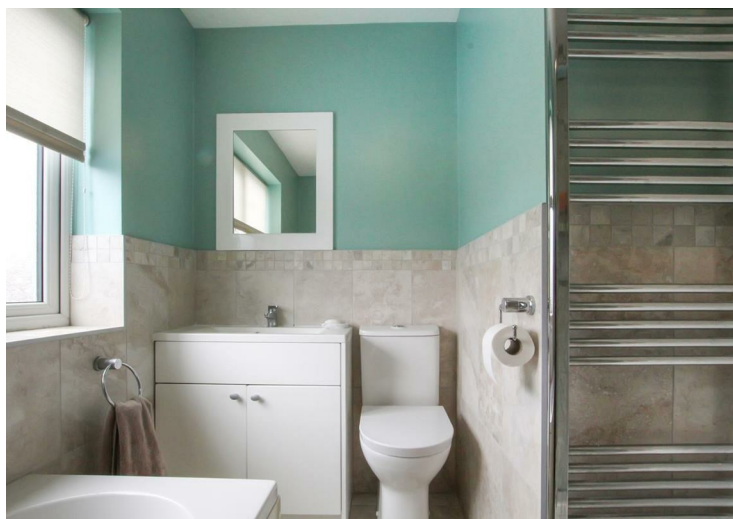
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TOTAL FLOOR AREA : 1068 sq.ft. (99.3 sq.m.) approx.

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: 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		