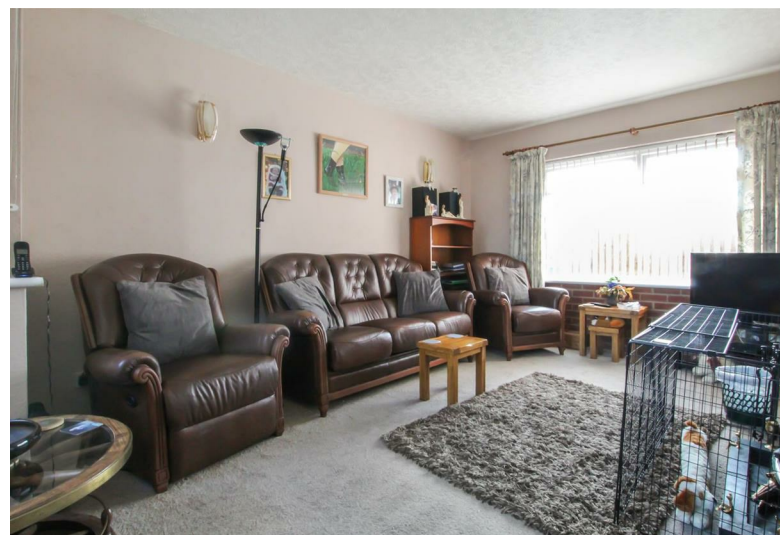




Fenton Crescent

Measham

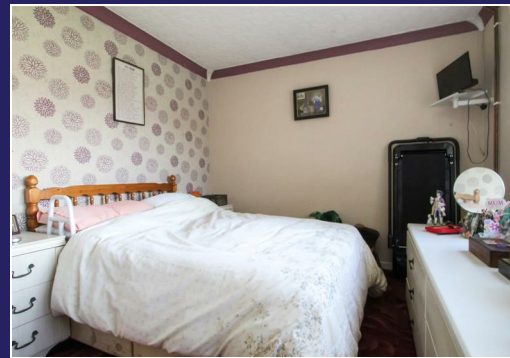
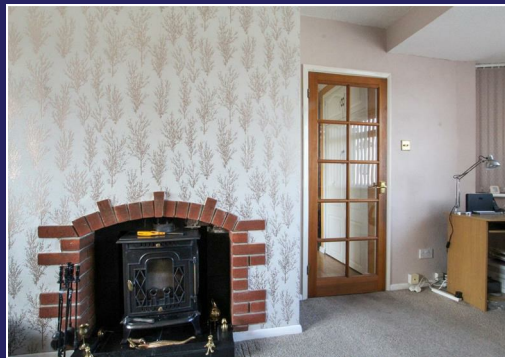
Price Guide £235,000



Fenton Crescent

Measham

Price Guide £235,000



Tenure

Freehold

Accommodation Details:

A two/three bedroom detached bungalow located in the popular 'Poets Estate' with off road parking for 3 or more vehicles, a single garage, separate car port, and a private south facing garden.

External and Approach

Set back from the road, this delightful property has a driveway which is suitable for three or more vehicles, there is potential to even park a holiday home. To the left hand side of the property is concrete single garage with metal up and over door. Entrance into the property is through a glass panelled UPVC door. To the left side of the property, there is gated access to the rear garden.

Entrance Hallway

As you enter the property, you come into an open entrance hall which is carpeted and has been neutrally decorated. You'll find doors leading off to the kitchen, living room, dining room/bedroom and shower room. There are also two radiators and a smoke alarm. This room has been decorated in orange wallpaper, and has laminate to the flooring.

Living Room

13'10" x 11'3" (4.23m x 3.43m)

A full length bright and airy room with dual aspect windows at the front and rear providing you with the view of both the front and rear gardens. The beautiful log burner is the main feature of this room. There is one radiator, a TV aerial point, carpet to the flooring, and two wall lights. This room has been neutrally decorated.

Kitchen

9'7" x 9'6" (2.94m x 2.92m)

With a range of glossy cream wall and base units with integrated handles and black granite effect composite worktops with cream tiled splashback. There is an integrated

Zanussi electric oven, a Belling four ring gas hob with a pull out 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 stainless sink and drainer with a chrome mixer tap, and there is a white UPVC door providing access to the rear garden. There is a light grey herringbone effect vinyl to the flooring.

Dining Room / Bedroom Three

9'7" x 9'6" (2.94m x 2.92m)

With grey carpet to the flooring and neutrally decorated walls, this room is spacious for a 4-6 seater table and chairs or would be an ideal space for a dining room or a third bedroom. There is a large window to the rear and there is one radiator.

Bedroom One

10'1" x 13'10" (3.08m x 4.23m)

To the rear of the property is a generous double size bedroom with fitted wardrobes and drawers, carpet to the flooring, neutrally decorated walls, a large window over looking the front garden and there is a radiator. You'll also find coving to the ceiling and one pendant light.

Bedroom Two

12'10" 8'2" (3.92m 2.51m)

Another great size double bedroom to the rear aspect of the property, which also benefits from an orange carpet, neutrally decorated walls. There is a large window to the front and one radiator.

Shower Room

6'6" x 7'0" (1.99m x 2.15m)

With light grey tile effect vinyl to the flooring, the spacious shower room is fitted with a large walk in shower, 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 right hand aspect, and one chrome heated towel rail. You will also find a handy airing cupboard which has been fitted with shelving providing space for towels and bed linen.

Tel: 01530 271313

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 a brick built shed providing the perfect workshop space as there is both power and lighting. This garden is super private and is not looked over by any of the neighbouring properties. Following round the rear, you also have access into the garage which too has power and lighting.

Post Code For Sat Navs
DE12 7EU

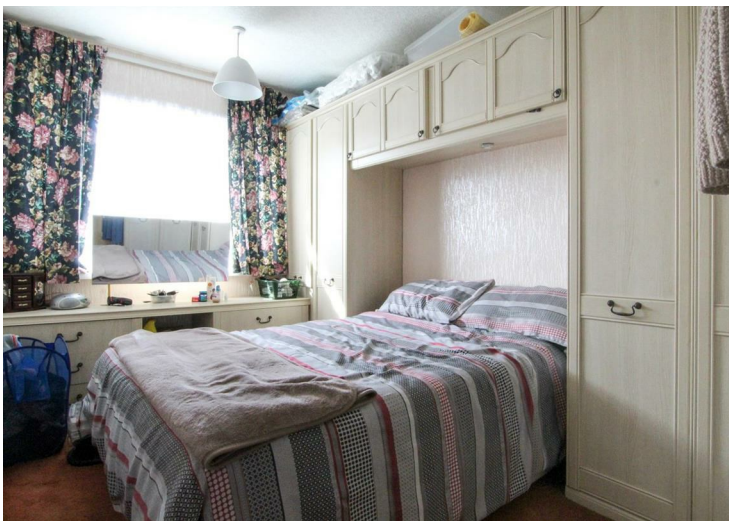
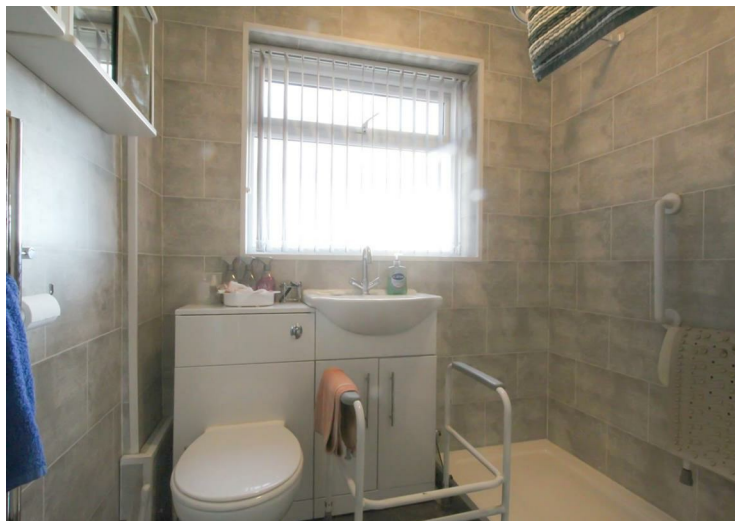
Local Authority & Council Tax Band
Band C
North West Leicestershire District Council

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

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





GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA: 700 sq.ft. (65.0 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.

Made with Metropix C3025

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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		

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