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YOUR HOME IN OUR HANDS

Centenary Place

Measham

Offers In The Region Of £450,000

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Measham

Offers In The Region Of £450,000

Tenure
Freehold

Accommodation Details:
Presenting this modern, executive four-bedroomed property occupying a private stunning East facing garden followed by a farmer's paddock and countryside views in the distance. Ideally suited for family living, the property offers an abundance of free flowing accommodation, expect to find; entrance hall, WC, a spacious living room with French doors out into the garden, modern kitchen/dining area with the outlook of the landscaped rear garden, a single detached garage, a study, and a utility room, this property really does have it all.

External and Approach
Positioned on a generous plot, this property is set back from the road. You will find; a tarmacked driveway with a single garage, ample parking for several vehicles, a front garden with numerous mature shrubs and a path leading you to the front door.

Entrance Hallway
15'8" x 7'0" (4.79m x 2.15m)
Once inside the property you will be greeted by a spacious and rather grand entrance hallway with toughened carpet matting followed by hard laminate flooring and white paint to the walls, you'll find carpeted stairs leading you to the first floor. From the entrance hall you have access to; open plan kitchen diner leading into the utility room, study, downstairs cloakroom and a spacious living room. There is also one smoke detector, a radiator, a heating thermostat and alarm detector.

Living Room
12'6" x 24'3" (3.83m x 7.41m)
Entrance into this spacious and bright room is via half glazed wooden doors painted in white. This room has neutrally been decorated with grey carpet to the flooring, and the walls are painted in white. This room is flooded with light from the front bay window to the front aspect along with the French doors providing the view of the lovely, landscaped garden. You'll also find; two light fittings to the ceiling, a TV point, a telephone point and two radiators.

Kitchen / Dining Area
20'1" x 14'3" (6.13m x 4.35m)
An obvious highlight of this house is this stylish kitchen, a window to the rear aspect, down-lighters to the ceiling, the same continuous flooring from the entrance hallway and neutrally decorated walls. Tastefully fitted with a range of glossy grey units with integrated handles, and granite worktops above with a matching splashback. You will also find; a matt grey sink and a half with drainer and separate hot and cold taps, a five ring gas hob with a modern glass splashback and extractor hood above, an AEG electric double oven with grill, a full-size integrated dishwasher, French doors leading out to the both garden and driveway, a door into the utility room and an integrated fridge freezer. There is also two pendant lights over the dining area, an alarm sensor, and two radiators.

Utility Room
7'8" x 5'11" (2.36m x 1.82m)
With the same continuous flooring as the kitchen along with the same base units, you will find; two spaces for utility appliances, a Vaillant boiler (annually serviced), an extractor fan, a stainless steel sink with drainer and separate hot and cold taps, and a UPVC door with privacy glass providing access to the driveway, garage and side access into the garden.

Study
9'10" x 12'6" (3.00m x 3.83m)
Leading from entrance hallway, you have a lovely, and bright study. This room has two windows (one bay window to the front and one small window to the side aspect), carpet to the flooring, neutrally decorated, ceiling light point, radiator, wall sockets, BT connection, and alarm sensor. The consumer unit is also located in this room.

Downstairs Cloakroom
6'0" x 4'7" (1.83m x 1.41m)
With the same continuous hard wearing flooring, this modern downstairs WC is fitted with a low-level WC with a chrome push flush, a wall-mounted hand wash basin with chrome taps and a stylish grey splash-back tiles. You'll also find the alarm panel, a radiator and an extractor fan.

Stairs and Landing
The stairs, leading to the first floor have a light grey coloured carpet that leads through onto the landing and into each of the bedrooms and family bathroom. There is an airing cupboard which houses the water tank. There is also a cupboard located above the bulk head which provides additional storage. You'll also find the loft hatch which this space has not been boarded, there is no ladder or light. There is also one window located to the rear providing the view of the rear garden and paddocks beyond.

Bedroom One
12'6" x 13'8" (3.83m x 4.18m)
This room flows from the landing with the continuation with neutral toned décor with grey carpet to the flooring, and one pendant light to the ceiling. This room currently fits a king size bed along with fitted wardrobes with sliding glass mirrored doors. You'll also find; a door leading into the ensuite, a radiator and a window to the front aspect.

Ensuite
8'11" x 6'1" (2.73m x 1.87m)
With a subtle grey tiled flooring, this en-suite is fitted with a white contemporary suite comprising; a low-level WC with a chrome push flush, a pedestal sink with a chrome mixer tap and a large shower cubicle with a glass sliding door,
waterfall head shower fitting. There are down-lighters to the ceiling, an

extractor fan, a wall-mounted heated towel ladder and a window to the side aspect with privacy glass The walls are part tiled in a light grey with white painted walls.

Bedroom Two
12'8" x 12'9" (3.87m x 3.89m)
This is another bright, double bedroom with a window over looking the front aspect. One wall of this room has full width and full height fitted wardrobes with shelving and rails, and there is one radiator. There is one pendant light to the ceiling, and carpets laid to the flooring.

Bedroom Three
9'8" x 12'7" (2.97m x 3.84m)
This is a great sized double bedroom with a window to the rear providing views of the landscaped garden and paddocks beyond with fitted blinds. This room has been decorated in neutral tones with carpet to the flooring. There is one pendant light and one radiator.

Bedroom Four
8'9" x 7'5" (2.69m x 2.28m)
Bedroom four demonstrates a very cosy double bedroom with built in wardrobes with providing further storage/wardrobe space. This room enjoys views over the rear aspect following with countryside views in the distance.

Family Bathroom
8'9" x 7'4" (2.67m x 2.24m)
Located at the front of the property is a generous sized family bathroom with tiled effect flooring. This four piece suite has a full-size free standing white bath with mixer tap, a shower with glass screen surround, a white hand wash basin with a chrome mixer tap, and a WC with push down flush. This room has it's own extractor fan, spotlights to the ceiling and has been decorated in grey tones. There is a window with privacy glass and a chrome towel ladder.

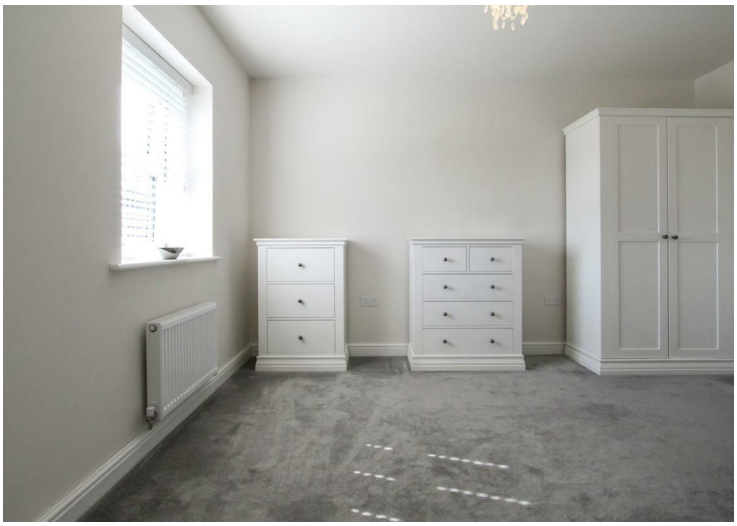
Garden and Outside Space
The immaculate east facing garden has a spacious patio seating area, so this is a great place to enjoy the afternoon and evening sunshine. There is rear access via the wooden gate leading you to the garage and driveway. You will find; an outside cold water tap, a lantern light. This garden is mainly laid with lawn with mature borders and shrubs

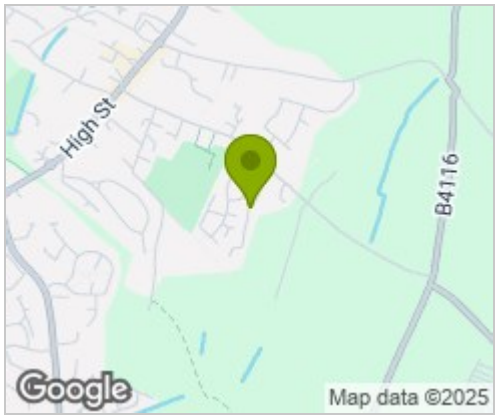
Post Code For Sat Navs
DE12 7FE

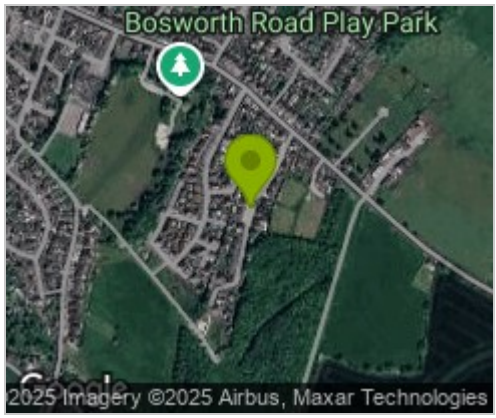
Local Authority & Council Tax Band
Band E
North West Leicestershire District Council

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

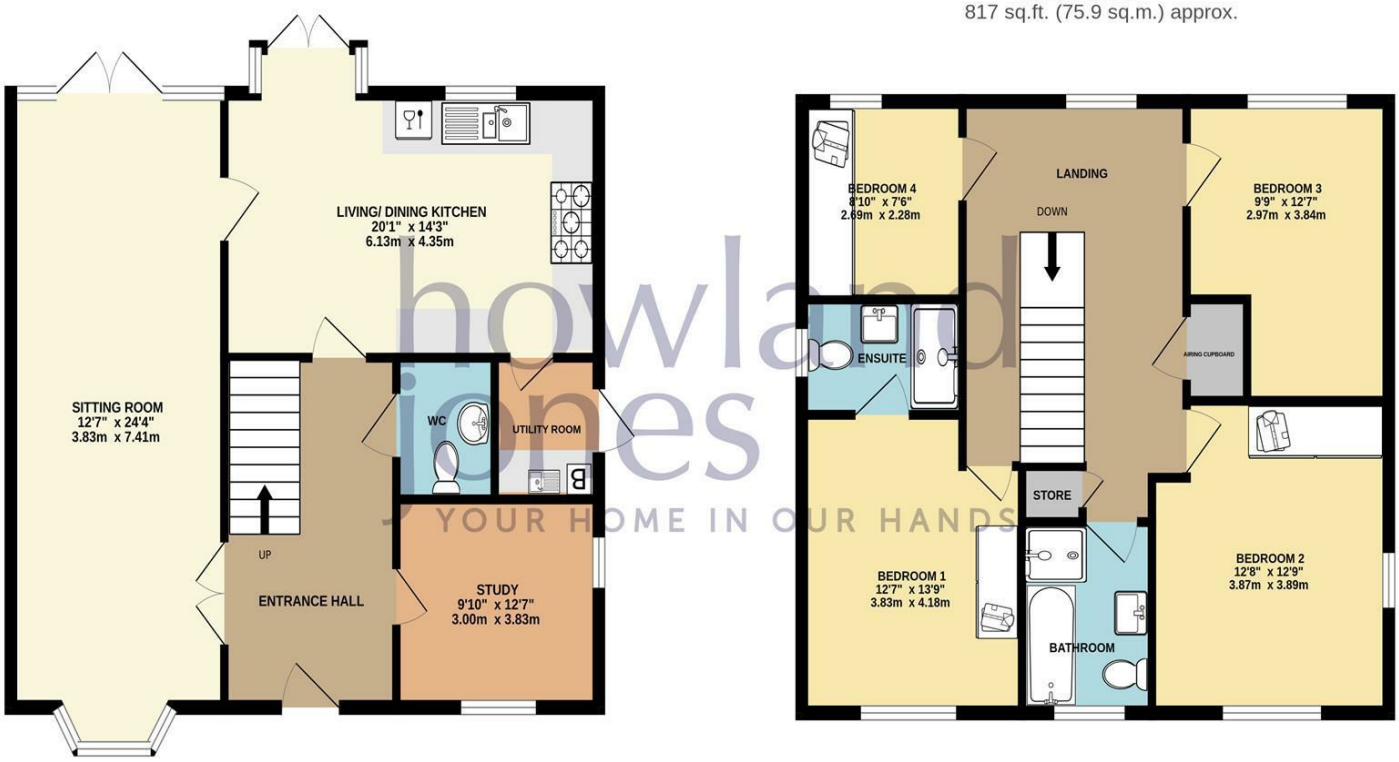






GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.

1ST FLOOR
817 sq.ft. (75.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1711sq.ft. (159.0 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.
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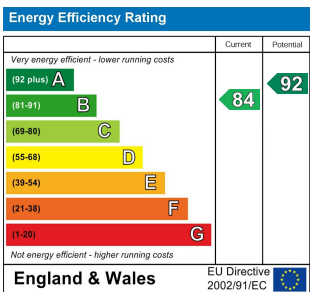
Council Tax band: E. Tenure: Freehold

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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