



## Shelley Close

Measham

Price Guide £250,000





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## Tenure

Freehold

## Accommodation Details:

Situated on a corner plot, this modernised three-bedroom semi-detached home offers spacious living with two generously sized reception rooms, an integral garage, and a driveway accommodating two to three vehicles. Enjoy a bright, east-facing garden perfect for morning sun and outdoor relaxation.

## External & Approach

Set back from the road behind a low-level fence, the property benefits from a block-paved driveway with parking for up to three cars. To the right-hand side is a single garage, alongside a wooden access gate leading to the side and rear gardens. Entry to the home is via a white UPVC door with glazed panels. Additionally, an outside cold water tap provides convenient access for outdoor use.

## Entrance Hallway

Upon entering the property, you are welcomed into a spacious and bright hallway featuring beech-effect laminate flooring and dual-aspect windows. The hallway provides access to the first-floor accommodation via stairs and benefits from ceiling coving, a telephone point, Virgin connection, a smoke detector, and a radiator.

## Living / Dining Room

11'1" x 20'2" (3.38m x 6.17m)

Flooded with natural light, this generously sized reception room offers a bright and inviting space. With continuous flooring flowing in from the hallway, the main focal point of this bright and spacious room is the attractive ornamental fireplace—originally a gas fire, now disconnected. We are informed that the chimney is in full working order, and the fire could be reinstated with proper reconnection. Additional features include ceiling coving, a TV aerial point, satellite cabling, a radiator, and fully glazed double doors with matching side panels leading through to the conservatory. The room is illuminated by two pendant ceiling lights.

## Conservatory

9'1" x 11'10" (2.79m x 3.62m)

Continuing the matching flooring from the living room, this spacious conservatory features a solid wall to the left-hand side with high-level fanlight windows. Double doors on the right open out to the garden, while an opaque polycarbonate roof with integrated halogen downlights adds both style and functionality. The space is also equipped with multiple power sockets, offering flexibility for a variety of uses.

## Kitchen

8'7" x 11'10" (max) (2.64m x 3.62m (max))

Featuring beech laminate flooring, the kitchen is fitted with traditional white gloss units, complemented by antique pewter-style handles and beech-effect composite worktops. White ceramic splashback tiles add a clean, classic finish, and there is space below the counter for a plumbed appliance. The kitchen includes an integrated electric oven, a four-burner gas hob, and a pull-out extractor hood. Additional features include a built-in storage cupboard housing the property's fuse board, a useful recess for a large fridge-freezer, and a large window overlooking the rear garden. There is also a stainless steel sink with drainer and chrome mixer tap, ceiling coving, a radiator, and a door leading to the rear lobby. An American-style fridge freezer is currently in place and may be available by separate negotiation.

## Lobby

4'5" x 9'6" (1.37m x 2.92m)

This practical space features a concrete floor, painted brick walls, and a fully glazed UPVC door providing access to the rear garden. It also houses an 'Ideal Classic' mains gas boiler, a radiator, and offers internal access to both the garage and the downstairs WC.

## Downstairs WC

Also featuring a concrete floor, this room includes a privacy window to the front aspect, the property's electricity meter, a low-level WC, a wall-mounted hand wash basin, and a ceiling light. Please note: this space was not constructed in accordance with full building regulations and is therefore classified as an external room.

## Stairs & Landing

This area benefits from a deep storage cupboard with fitted shelving, an access hatch to the loft, and a ceiling-mounted smoke detector. We are informed that the loft is mostly boarded, features a pull-down ladder for easy access, and is fitted with a light.

## Bedroom One

11'1" x 9'10" (3.39m x 3.02m)

Situated at the rear left of the property, this generously sized super king bedroom features a large window overlooking the back garden and benefits from a radiator. Neutrally decorated and laid with carpet, the room also includes a TV point, creating a comfortable and versatile space.

## Bedroom Two

11'1" x 9'3" (3.40m x 2.82m)

Located at the front of the property, this well-proportioned double bedroom offers ample space for a wardrobe and chest of drawers. Decorated in

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blue tones with a grey carpet underfoot, the room features a leaded light window to the front aspect and benefits from a radiator.

#### Bedroom Three

8'9" x 6'11" (2.67m x 2.13m)

Positioned at the rear right of the property, this single bedroom is currently used as a dressing room, with the fitted wardrobes included in the sale. A large window overlooks the back garden, and the room benefits from a radiator.

#### Family Bathroom

5'6" x 10'3" (1.70m x 3.14m)

Located at the side of the property, this generously sized family bathroom features tiled flooring and soft-toned decor. It includes a modern ceramic basin with built-in storage beneath and a composite worktop above. The three-piece suite comprises a corner shower with a glass screen surround, equipped with a waterfall attachment, body jets, and a handheld showerhead, alongside a WC with a push-down flush. The room is fitted with an extractor fan, ceiling spotlights, a privacy-glass window, and a chrome towel ladder.

#### Garden & Garage

Set on a generous plot, the large gardens wrap around the rear and right-hand side of the property. Included is a substantial wooden shed, which will remain, an outside cold

water tap, and external lighting integrated into the conservatory walls. A raised patio seating area offers an ideal space for outdoor relaxation, while a concrete path leads to a wooden gate and the driveway. Additionally, there is a generously sized single garage featuring a metal up-and-over door, ceiling light, power sockets, and a single-glazed window to the rear.

#### Local Authority & Council Tax Band

North West Leicestershire District Council  
Band B

#### Post Code For Sat Navs

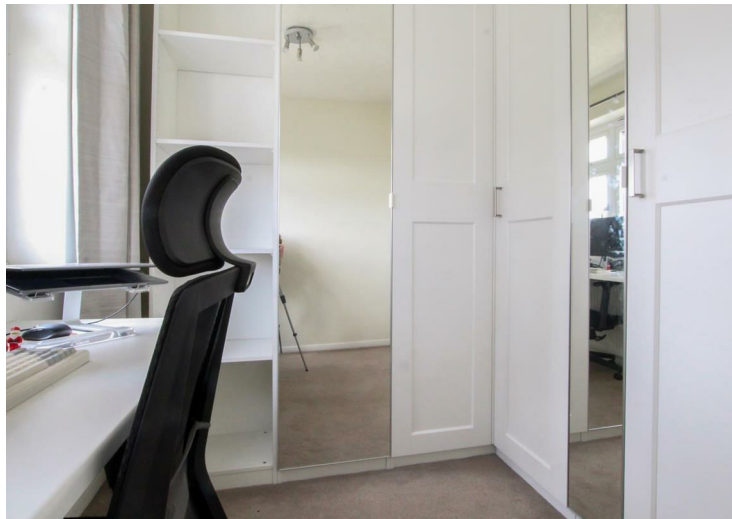
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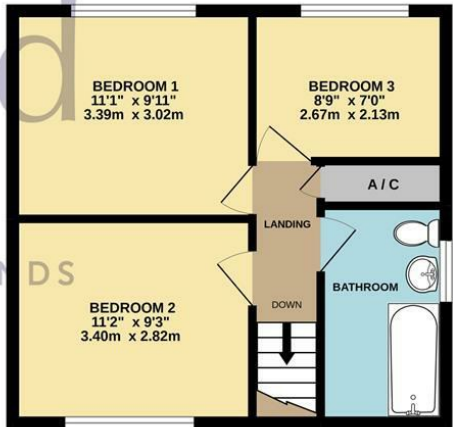






GROUND FLOOR  
747 sq.ft. (69.4 sq.m.) approx.

1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 1125 sq.ft. (104.5 sq.m.) approx.

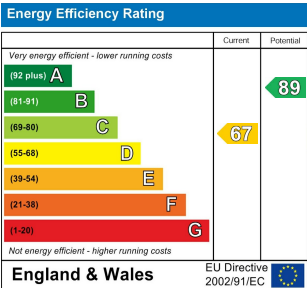
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**Council Tax band: B. Tenure: Freehold**

### 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.

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