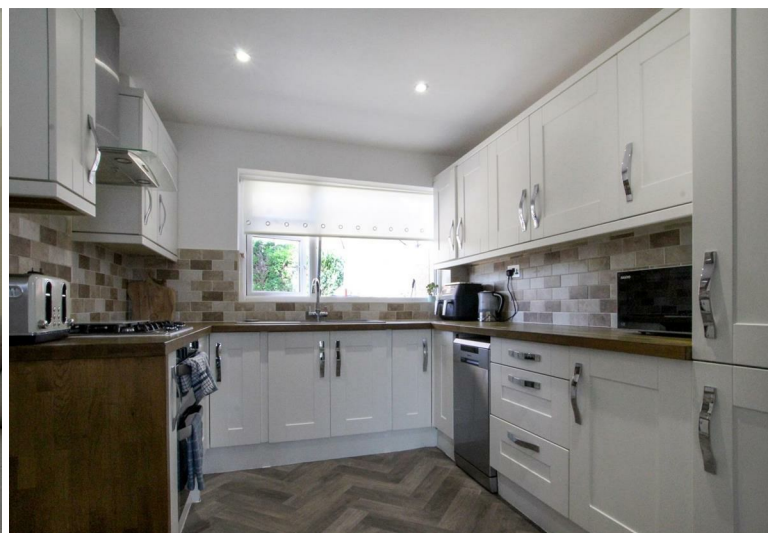




Byron Crescent

Measham

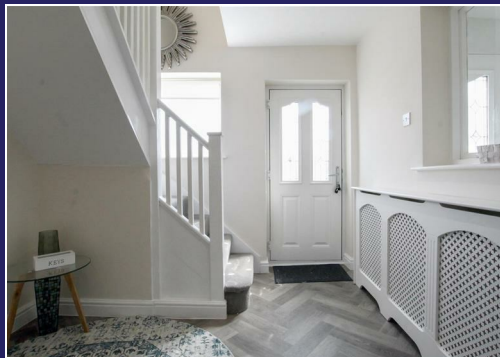
Price Guide £250,000



Byron Crescent

Measham

Price Guide £250,000



Tenure
Freehold

Accommodation Details

This modernised three-bedroom semi-detached home offers spacious living with a generously sized reception room, an integral garage, and a driveway accommodating two to three vehicles. Enjoy a bright, south-facing garden - perfect for outdoor relaxation and entertaining.

Entrance Hallway

Step into a spacious and light-filled hallway featuring attractive oak-effect flooring and windows to both the front and side aspects, enhancing the natural brightness. Additional features include ceiling downlighters, a central heating thermostat, one radiator, and a staircase leading to the first floor. The hallway also offers an open plan flow into the kitchen, creating a welcoming and functional entrance to the home.

Kitchen

2.69m x 3.23m

The modernised kitchen continues the oak-effect flooring from the hallway, creating a seamless flow through the ground floor. Fitted with a range of off-white units finished with sleek chrome bar handles, the space is enhanced by solid wood worktops and attractive sandstone 'Metro' style tiled splashbacks. A large window overlooks the rear garden, bringing in plenty of natural light, while the rectangular mid-grey composite sink with integrated drainer and brushed steel mixer tap adds both practicality and style. The kitchen is equipped with an integrated double oven, a four-burner gas hob with a stainless steel extractor hood, a fully integrated fridge, and a slimline dishwasher. Downlighters to the ceiling and a contemporary dark grey wall-mounted radiator complete the space. A handy pantry cupboard houses the property's fuse board, and a wooden single-glazed door provides access to the side lobby.

Living Room

3.35m x 6.16m

The property boasts an impressive dual-aspect open-plan lounge diner, offering a spacious and versatile living area filled with natural light. A charming feature fireplace with a wooden mantel and surround frames an electric flame-effect fire, creating a cosy focal point. The room also benefits from a TV aerial point, a telephone point, and two central heating radiators for year-round comfort. An open archway leads seamlessly into the extended area, which provides a delightful and airy space for dining—perfect for both everyday family meals and entertaining guests.

Dining Room

2.44m x 2.10m

The spacious dining area, forming part of the rear extension, offers a bright and inviting space ideal for family meals or entertaining. Fully glazed double doors open directly onto the rear garden, while a large UPVC window to the back ensures the room is filled with natural light. The space is finished with soft carpeting underfoot and neutrally painted walls, providing a comfortable and versatile setting that complements a range of interior styles.

Lobby

Running the full length of the property, the side lobby features durable ceramic floor tiles and is fitted with composite doors at both the front and rear, offering convenient access to the house and garden. The space also houses the electricity meter cupboard and includes an open doorway leading through to the store room. The store room also houses the newly installed Worcester boiler along with a cupboard which houses the both washing machine and tumbler dryer.

WC

With the same flooring as the utility room there is a low-level white WC with a chrome push flush, a wall-mounted corner hand wash basin with a chrome mixer tap, beige ceramic splash-back tiles, a wall mounted chrome heated towel ladder and there is an extractor fan.

Stairs and Landing

The landing provides access to all three bedrooms and the family bathroom, with a hatch offering entry to the loft space above. This bright and functional area serves as a central point on the first floor, connecting the main living spaces upstairs.

Bedroom One

3.35m x 2.98m

Situated at the rear of the property, this generously sized double bedroom enjoys a peaceful outlook with a large window overlooking the back garden. Neutrally decorated and carpeted for comfort, the room features a radiator for warmth and a TV point, offering a versatile and relaxing space ideal for rest and unwinding.

Bedroom Two

3.34m x 2.88m

Located at the front of the property, this well-proportioned double bedroom offers ample space for freestanding furniture such as a wardrobe and chest of drawers. Decorated in calming blue tones with a soft grey carpet underfoot, the room features a characterful leaded light window to the front aspect and is warmed by a central heating radiator.

Tel: 01530 271313

Bedroom Three

2.70m x 2.13m

Currently used as a nursery, this generously sized single bedroom is located at the rear of the property, overlooking the back garden. Bright and comfortable, the room benefits from a central heating radiator and offers a versatile space that could easily adapt to suit a variety of needs.

Family Bathroom

1.76m x 2.73m

The spacious four-piece bathroom features grey vinyl flooring and comprises a corner bath with chrome hot and cold taps, alongside a square shower cubicle with folding glass doors and a wall-mounted mixer shower with riser. A low-level WC with chrome push flush and a white hand wash basin set on a high-gloss white vanity unit with a chrome mixer tap complete the suite. Additional practical touches include a floor-mounted chrome heated towel ladder, an opaque window to the left-hand aspect, and a radiator, all combining to create a bright and functional family bathroom.

Garden and Outside Space

The attractive and private westerly-facing rear garden features a paved patio area that seamlessly leads onto a generous lawn bordered by mature trees at the rear, providing both privacy and a tranquil setting. This inviting outdoor space can be accessed conveniently from the vestibule or through the

fully glazed double doors opening from the dining room, making it perfect for relaxing or entertaining.

Post Code For Sat Navs

DE12 7EN

Local Authority & Council Tax Band

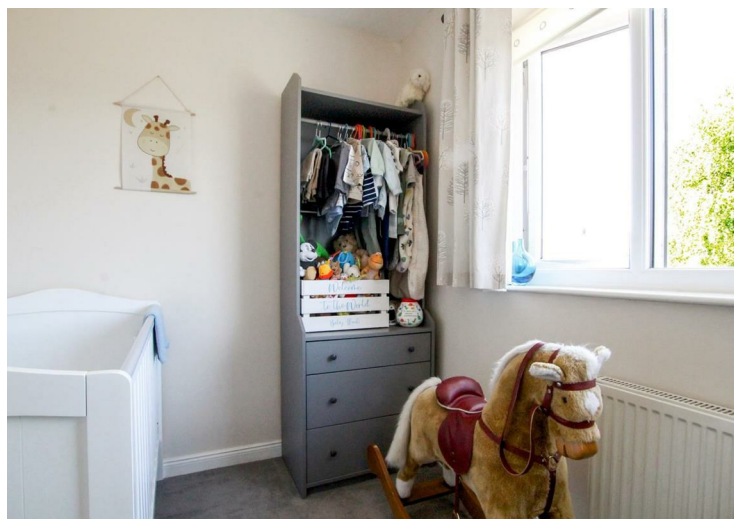
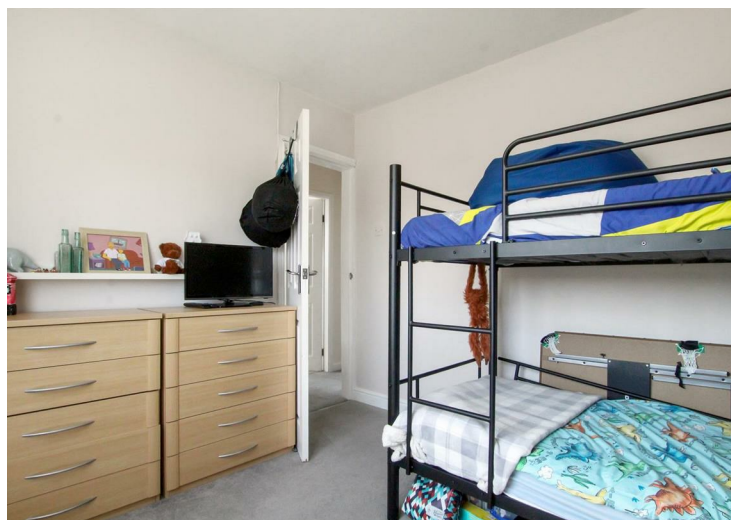
North West Leicestershire District Council
Band B

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.

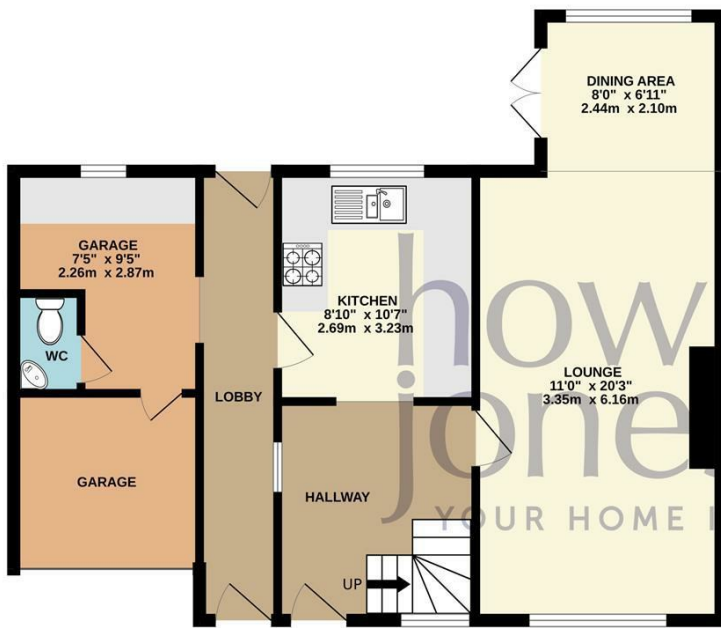
Out Of Hours Contact Arrangements

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





GROUND FLOOR
672 sq.ft. (62.4 sq.m.) approx.



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



TOTAL FLOOR AREA : 1049 sq.ft. (97.5 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.

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		82
(69-80) C	67	
(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