



2 St Charles Croft, Bosworth Road, Measham, Derbyshire, DE12 7LQ

HOWKINS &
HARRISON
INCORPORATING ANDREW JOHNSON

2 St Charles Croft,
Bosworth Road, Measham
Derbyshire, DE12 7LQ

Asking Price: £250,000

Located in this unique private setting, a three bedroom detached family home with garden room, offered for sale with no upward chain. Convenient for village amenities and facilities and adjacent to St Charles Catholic Primary School, the property includes two reception rooms, large dining kitchen, principal bedroom with en-suite and two further bedrooms and four piece family bathroom. Externally easy to maintain landscaped gardens, integral garage and parking.

Features

- No upward chain
- Small private development
- Adjacent to St Charles Primary School
- Three bedrooms
- En-suite shower room
- Sitting room and garden room
- Garage and off street parking



Location

Measham is a large former colliery village situated 3 miles south west of Ashby De La Zouch on the Leicestershire and Derbyshire borders, with an excellent transport network that links the A42 dual carriageway to the M1 motorway corridor and East Midlands conurbations beyond. Birmingham, Nottingham, Derby and Leicester are all within commuting distance together with Nottingham East Midlands airport and Birmingham International airport. Main line rail links to London are also well catered for.

The name Measham developed from the settlement of the River Mease which suggests that it was founded in the Saxon period during the 20th and 21st Century. Measham has continued to grow with both established local industries and housing. Leicestershire County Council over recent years have renovated the old station building as part of the Ashby Canal restoration project and it is now used as Measham Museum. The village offers a wealth of local facilities including its own leisure centre with a gymnasium and football grounds, a village doctor's surgery, a library and two public houses. There are numerous shops on the High Street including Co-operative and Tesco mini-supermarkets. Measham also has two primary schools and the village comes in to catchment area for Ibstock Community College.



Accommodation Details - Ground Floor

Covered entrance canopy with half opaque panel glazed door leads into the entrance hall with staircase winding to the first floor accommodation and internal connecting door to the integral garage and separate door to the cloakroom WC. Overlooking the rear elevation is the sitting room with wall mounted contemporary fireplace with fire and further French doors lead into a vaulted glass garden room which enjoys a wealth of light and views over the rear garden and has a contemporary fitted wall mounted electric fire and radiators ideal for all year round occupation. Finally on the ground floor is the 20ft dining kitchen fitted with a range of cream units set below oak wood effect worktops having matching eye level wall units and larder unit incorporating colour coordinated Franke sink and drainer, integrated dishwasher and fridge freezer, built under oven and grill with cooker hood above. Also having LED downlights and views over the rear gardens.

First Floor

Overlooking the rear landscaped gardens is a generous 17ft principal bedroom with a range of built in floor to ceiling wardrobes, twin windows and door off to a three piece shower room en-suite. Whilst to the front elevation there are two further bedrooms and a generous four piece family bathroom with separate shower unit.

Outside

The property has an integral single garage with internal access to the entrance hall also having a modern gas fired central heating boiler. There is further off street parking to the front elevation with easy to maintain gravel bed and block brick framed garden beds. The rear garden has been landscaped for easy maintenance, currently paved with a block frame with gravel beds, timber arbour seating and raised shrub and floral borders.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01530 410930

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

North West Leicestershire District Council - 01530 454545

Council Tax

Band - C

**HOWKINS &
HARRISON**

AWAITING EPC

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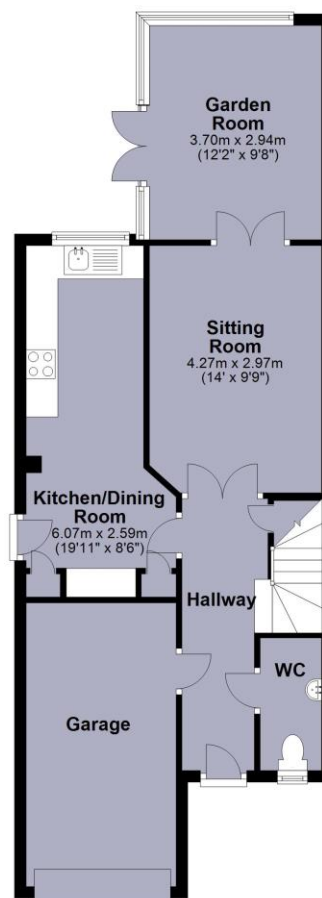
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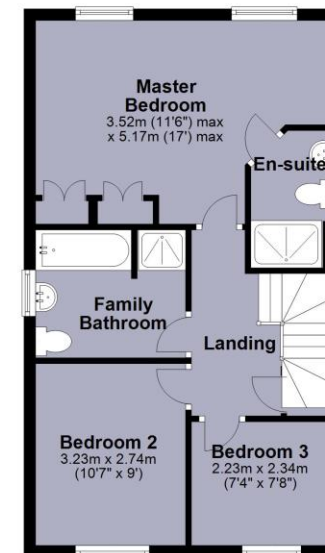


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Ground Floor



First Floor



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.