



3 Meadow Gardens, Measham, Derbyshire, DE12 7EA

HOWKINS &
HARRISON

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Measham,
Derbyshire DE12 7EA

Asking Price: £400,000

A four bedroom detached family house located in a private development of only five dwellings convenient for Measham centre and commuting via the A42 dual carriageway.

The property with further room for extension and alteration (subject to consents and approvals) incorporates two ground floor reception rooms and dining kitchen, four bedrooms, en-suite and family bathroom. In addition there is a separate WC, utility room and twin garages.

Features

- Small cul-de-sac position
- Generous rear gardens
- Two separate reception rooms
- 16ft breakfast kitchen
- Separate utility room and ground floor WC
- Master bedroom with built-in wardrobes and en-suite
- Three further double bedrooms and family bathroom
- Double garage with ample 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 three 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

From the entrance hall there is a generous sitting room overlooking the front elevation with Adams style fireplace and connecting doors to the rear separate dining room overlooking generous lawned gardens and further connecting door leading to the kitchen/breakfast room. From the kitchen/breakfast room. Further door leads to the utility room together with return doors to the entrance hall and ground floor separate WC.

First Floor

From the entrance hall, staircase rises to the first floor landing with master bedroom having a range of built-in floor to ceiling wardrobes and three piece en-suite shower room/WC. Elsewhere there are three further double bedrooms, one with built-in robes overlooking both front and rear elevations and the family bathroom/WC.

Outside

The property enjoys an integral double garage with twin doors, ample off-street hardstanding to the front elevation and larger than average closed rear gardens with a generous paved patio, shaped lawns and mature shrubbery beds and borders.

Viewing Arrangements

Strictly by appointment via the agents, Andrew Johnson & Company – 01530 410930

Fixtures and Fittings

Only those items in the nature of 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 available 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

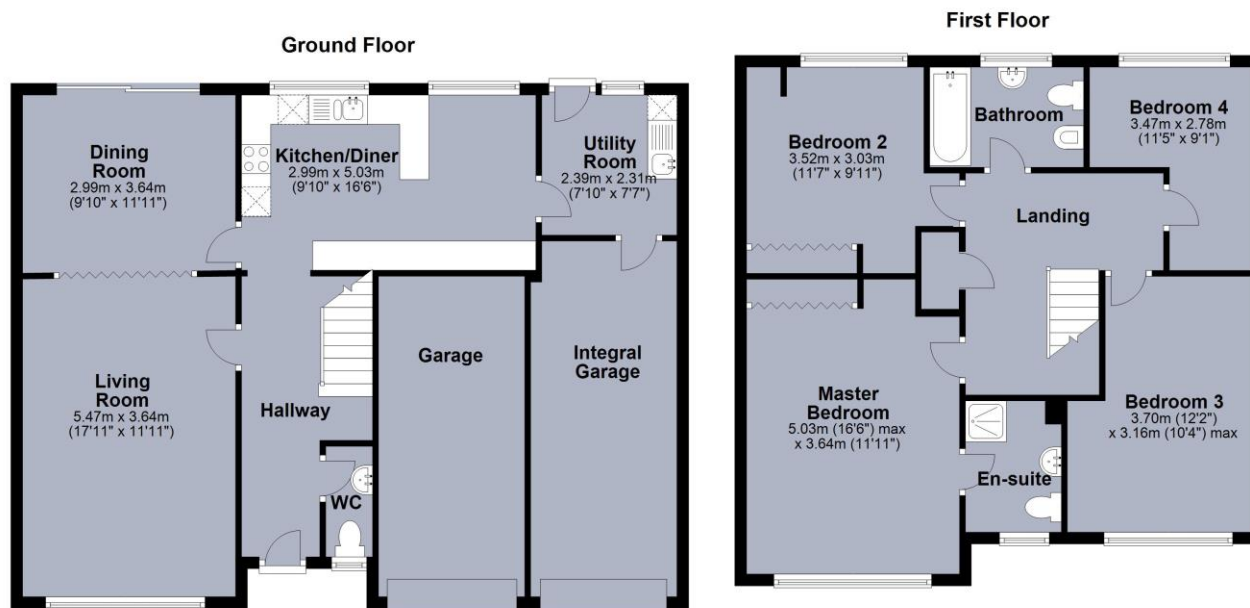
North West Leicestershire District Council

Council Tax

Band - E

Energy Rating

TBC



Andrew Johnson & Company

58 Market Street, Ashby de la Zouch, Leicestershire LE65 1AN

Telephone 01530 410930

Email sales@andrewjohnson.uk.com

Web andrewjohnson.uk.com

Twitter [@AndrewJohnsonCo](https://twitter.com/AndrewJohnsonCo)

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. Andrew Johnson & Company is a trading name of Howkins & Harrison LLP.



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