



12 Jewsbury Avenue, Measham, Derbyshire, DE12 7LE

HOWKINS &
HARRISON

12 Jewsbury Avenue,
Measham,
Derbyshire, DE12 7LE

Asking Price: £360,000

Located at the end of a quiet cul de sac on a sought after development, having been maintained to an exceptional standard throughout. A four bedroom detached homes ideal for growing family needs. Offering ready to move into, versatile accommodation , briefly comprising:- a good sized lounge/dining room, generously sized conservatory, fitted breakfast kitchen, four good sized bedrooms, main bedroom with en-suite, separate dressing room and a family bathroom. Externally there is a low maintenance rear garden, a block paved driveway, integral garage and low maintenance rear garden.

Features

- Detached, four bedroom family home
- Open plan living/dining room
- Conservatory
- Four bedrooms and dressing room
- Principal bedroom with en suite shower room
- Off road parking and single garage
- Quiet cul de sac position
- Great location for commuters



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

A front entrance porch leads to the panelled front door opening directly into the entrance hallway where you will find a straight flight staircase rising to the first floor landing and access into the ground floor living accommodation. Stretching from the front to the rear is the open plan living/dining room with double doors that opening into a versatile and generously sized conservatory. Off the dining area is the fitted breakfast kitchen with an adjoining utility room having door to outside and door into a cloakroom WC.

First Floor

To the first floor you will find four well proportioned bedrooms all of which offer something slightly unique. The principal bedroom is a particular feature with it's own walk in dressing room and an en suite shower room, whilst the remaining three bedrooms are all double in size and are serviced by a modern, three piece family bathroom.





Outside

Externally the property offers off street parking for a number of vehicles in the form of a block paved driveway and there is a single integral garage that could be used as additional parking or storage. Access to the side leads into the landscaped rear gardens that are perfect for entertaining and relaxing due to the private and secluded position.



Located in the heart of the National Forest, with excellent amenities and road links closeby.





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

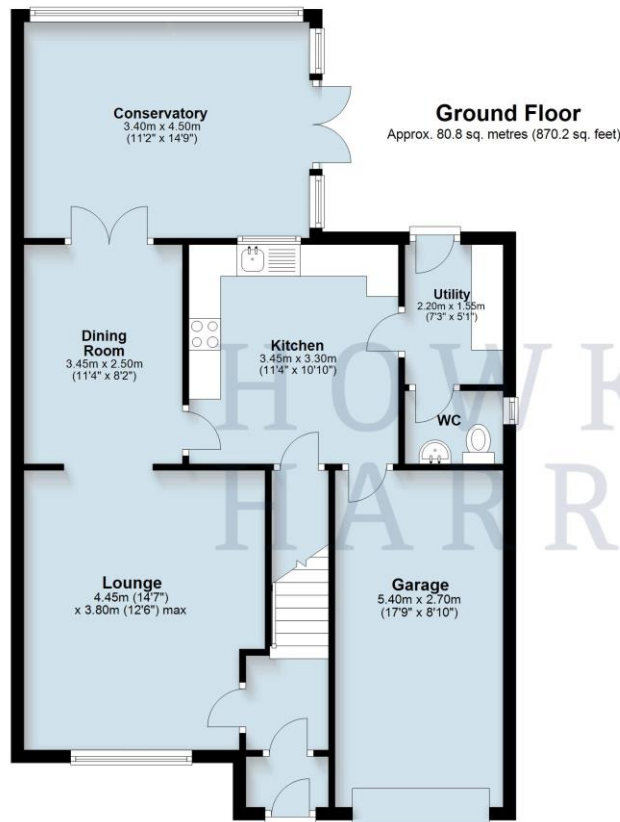
North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax

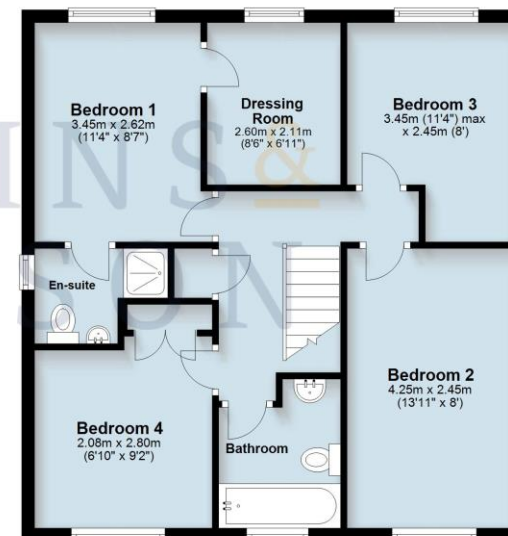
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AWAITING EPC



First Floor
Approx. 56.7 sq. metres (609.8 sq. feet)



Total area: approx. 137.5 sq. metres (1480.0 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Measurements of rooms, doors, windows and other items are approximate, no responsibility is taken for errors, omission or mis-statement. Item icons such as bathroom suites, sinks are representations only and may not look like the real items.
Plan produced using PlanUp.

Howkins & Harrison

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