



18 Burton Road, Measham, Derbyshire, DE12 7NH

HOWKINS &
HARRISON

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Measham,
Derbyshire, DE12 7NH

Guide Price: £375,000

Found within the village of Measham and conveniently located for commuters, this extended three-bedroom detached home on Burton Road offers versatile living spaces that can be tailored to suit your needs. With over 1800sqft accommodation arranged over two floors, the property benefits from three ground floor reception rooms, a fitted breakfast kitchen, three double bedrooms and two bathrooms. Externally you will find a generous rear garden, single garage and ample off-road parking.

Features

- Offered to market with no upward chain
- Extended three-bedroom detached home
- Versatile ground floor living accommodation
- Two reception rooms and bespoke conservatory
- Generous plot with private rear gardens
- Superb location for commuters



Location

Measham is situated 3 miles southwest 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

Approached from the front elevation the property is accessed over the driveway into an entrance hallway with staircase rising to the first-floor landing with store beneath. A door to the left leads directly into the fitted breakfast kitchen benefiting from a range of fitted units as well as integrated white goods. A bay window to the front adds character and allows space for a small breakfast table ideal for modern family living. Off to the right is a good-sized sitting room which is the first of the three reception rooms on this level. A door to the rear leads into the connecting conservatory with access into a large utility room, boot room with adjoining WC. Also from the conservatory is access into a third reception, a living room which is currently being used as a formal lounge/dining room.

First Floor

From the hallway the staircase rises onto the first-floor landing. From here you have access into all three bedrooms and the family bathroom. Bedroom one is a large double room bedroom that has the benefit of its own walk-in wardrobe as well a three-piece en suite shower room. Bedrooms two and three are both equally good double bedrooms and are serviced by the large three-piece family bathroom.





Outside

Heading outside the property has ample off-road parking in the form of a double width driveway to the front elevation. In addition, there is an attached single garage which could be used as further parking or storage. To the rear is a substantial, private lawned garden that creates the perfect setting for outdoor gatherings and there is a detached brick-built outhouse.



A well presented versatile detached home occupying a generous garden plot.

Viewing is highly recommended





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

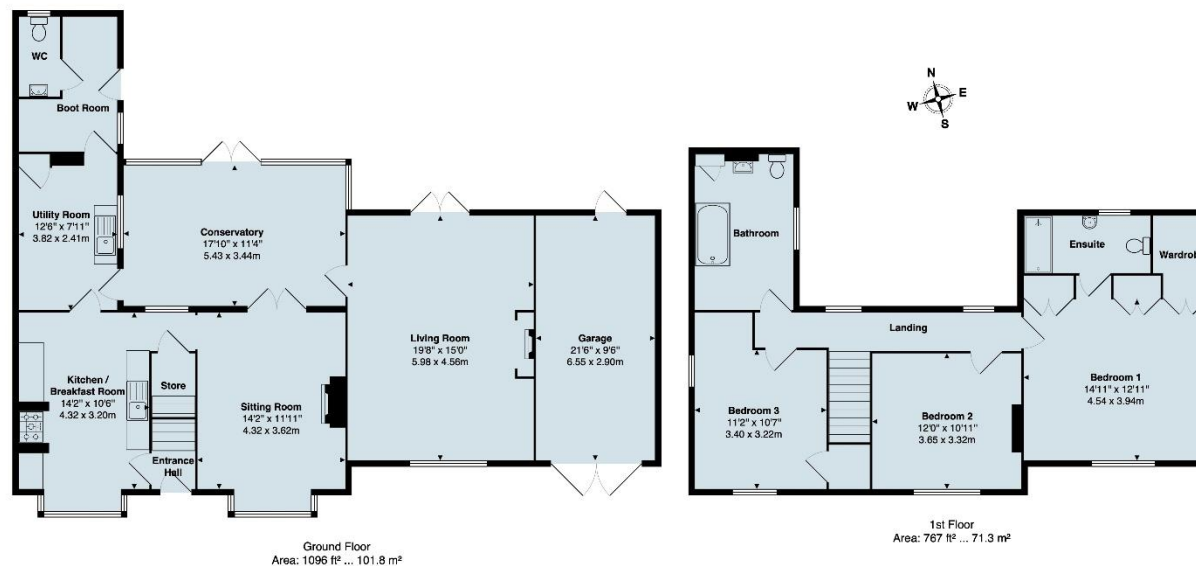
North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax

Band - D

**HOWKINS &
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AWAITING EPC



Total Area: 1863 ft² ... 173.1 m² (excluding garage)
All measurements are approximate and for display purposes only

Howkins & Harrison

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