



Hazel Close, Measham

 5  3  2

Freehold

Guide price £390,000



Key Features

- Immaculately Presented Five Bedroomed Detached Home
- Bay Fronted Lounge
- Modern Fitted Kitchen | Flexible Living Options
- Adjoining Utility Room
- Conservatory/Dining Room
- Ground Floor Bedroom With En Suite
- EPC rating C





RECENTLY MODERNISED FAMILY HOME OFFERING 1678 SQ FOOT OF LIVING ACCOMMODATION A detached five-bedroomed family home set within the ever-popular village of Measham and benefiting from good-sized accommodation throughout. Take a look inside and you'll find: an entrance porch, reception hallway, bay fronted lounge, modern fitted kitchen/diner with an adjoining utility room, conservatory/dining room and ground floor bedroom five with an en suite shower room. To the first floor: a master bedroom with an en suite shower room, three good sized bedrooms and a stylish family bathroom. Outside there is off road parking to the front with a shaped lawn and a low maintenance rear garden.

BAY FRONTED LOUNGE

5.26 x 3.59 (17'3 x 11'9)

The focal point of this room is the log effect gas fire set on a marble hearth. A TV aerial point, two radiators, double doors to the kitchen and a UPVC double glazed front bay window with recently fitted blinds overlooking the private front garden.

LUXURY MODERN FITTED KITCHEN

6.22 x 3.20 (20'4 x 10'5)

Recently remodelled kitchen fitted with a range of high gloss grey base and drawer units with matching wall cupboards, laminate worktops, an inset sink and drainer with a mixer tap over, an inset electric eye level single oven and microwave above, a four ring induction hob and an extractor hood overhead. Other features include an integral dishwasher, space for an American fridge freezer, a breakfast bar, an understairs storage cupboard, openings to the utility and conservatory/dining room and a UPVC double glazed rear window.

UTILITY ROOM

There are base units matching the kitchen, laminate worktops, an inset sink and drainer, an integral washing machine and tumble dryer, luxury vinyl flooring throughout, a door to the side elevation and a UPVC double glazed rear window.

CONSERVATORY/DINING ROOM

7.95 x 4.91 (26' x 16'10)

With an excellent entertaining space overlooking the private rear garden, the conservatory provides this family home with an additional dining space and a second lounge area. With a laminate floor, wall mounted electric heaters set using WIFI, two sets of double doors to the rear garden and multiple UPVC double glazed surrounding windows.

GROUND FLOOR BEDROOM FIVE

5.36 x 2.37 (17'5 x 7'7)

A good sized room with laminate flooring, two radiators, a built-in storage cupboard, folding doors to the en suite shower room and a UPVC double glazed front window with recently fitted blinds.



THE LOCATION

MEASHAM is a small village within three miles of Ashby and has seen a number of significant improvements in the facilities and amenities over recent years. It now boasts a health centre, a library, and several new housing developments have been built on the outskirts of the village. The National Forest is easily accessible and provides many pleasant walks for visitors and local residents. The heart of the forest is the Conkers Visitors Centre which offers woodland walks and is a useful source of information on the local flora, fauna, and past history of the area.

ACCOMMODATION IN DETAIL

ENTRANCE PORCH

With a laminate floor, a door to the reception hallway and multiple UPVC double glazed front windows.

RECEPTION HALLWAY

Having a laminate floor, a radiator, decorative wall panelling, smoke detector, stairs to the first floor accommodation and doors to the lounge, kitchen and ground floor bedroom.







EN SUITE SHOWER ROOM

1.85 x 1.39 (6' x 4'5)

Comprising: a fully tiled shower cubicle with a wall mounted electric shower overhead, a vanity wash hand basin with storage under and a dual flush toilet. A chrome ladder towel rail, tiled walls, laminate flooring, electric shaver points, an extractor fan and a UPVC double glazed opaque side window.

FIRST FLOOR ACCOMMODATION

LANDING

With a laminate floor, decorative panelled walls, a loft access hatch, smoke detector, a built-in storage cupboard and doors to the bedrooms and bathroom.

BEDROOM ONE

4.28 max x 3.87 max (14' max x 12'6)

A generous sized master bedroom with a large wardrobe area and hidden store room, a laminate floor, radiator, a door to the en suite shower room and a UPVC double glazed front window with recently fitted blinds.

EN SUITE SHOWER ROOM

2.10 x 1.19 (6'8 x 3'9)

Comprising: a fully tiled shower cubicle with a wall mounted shower overhead, a vanity wash hand basin and a dual flush toilet. A chrome ladder towel rail, laminate flooring, tiled walls, an electric shaver point, extractor fan and a UPVC double glazed opaque side window.

BEDROOM TWO

3.13 x 2.93 (10'2 x 9'6)

A large double bedroom with a built-in wardrobe cupboard, a radiator and a UPVC double glazed rear window with recently fitted blinds overlooking the garden.

BEDROOM THREE

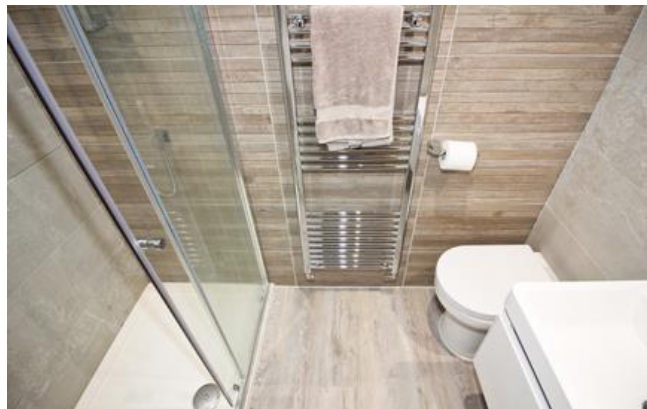
4.15 x 2.48 (13'6 x 8'1)

Another large double bedroom with a ample space for bedroom furniture, a laminate floor, built-in storage cupboard, a radiator and a UPVC double glazed front window with recently fitted blinds.

BEDROOM FOUR

2.43 x 2.13 (7'9 x 6'9)

This room makes a lovely single bedroom or home office. Having a laminate floor, a radiator, built-in storage



cupboard and a UPVC double glazed rear window with recently fitted blinds overlooking the garden.

STYLISH FAMILY BATHROOM

2.11 x 1.66 (6'9 x 5'4)

Comprising: a P shaped panelled bath with a wall mounted shower overhead, a vanity wash hand basin with storage under and a dual flush toilet. A chrome ladder towel rail, tiled walls, a laminate floor, electric shaver points, an extractor fan and a UPVC double glazed opaque rear window.

OUTSIDE

FRONT ELEVATION

There is a generous driveway providing ample parking for at least 4 cars. In addition the private lawned area to the front and side of the property offers additional garden space or options for extending the driveway.

LOW MAINTENANCE REAR GARDEN

The garden is mainly paved with raised timber borders stocked full of mature plants and shrubs. There is also a decked patio seating area, a gravelled area and a useful timber shed with power and lighting.

AND FINALLY...

COUNCIL TAX BAND

The property is believed to be in council tax band: 'D'

HOW TO GET THERE

Postcode for sat navs: 'DE12 7JX'

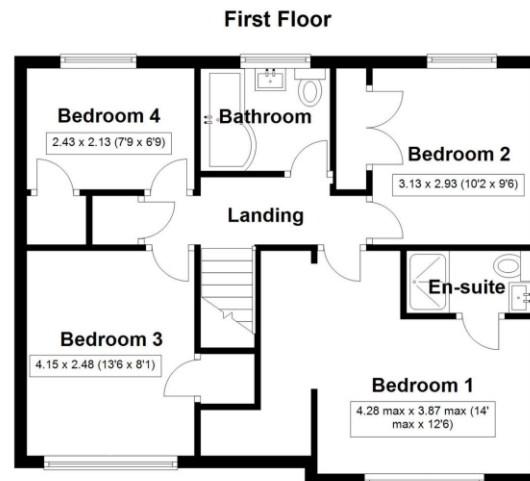
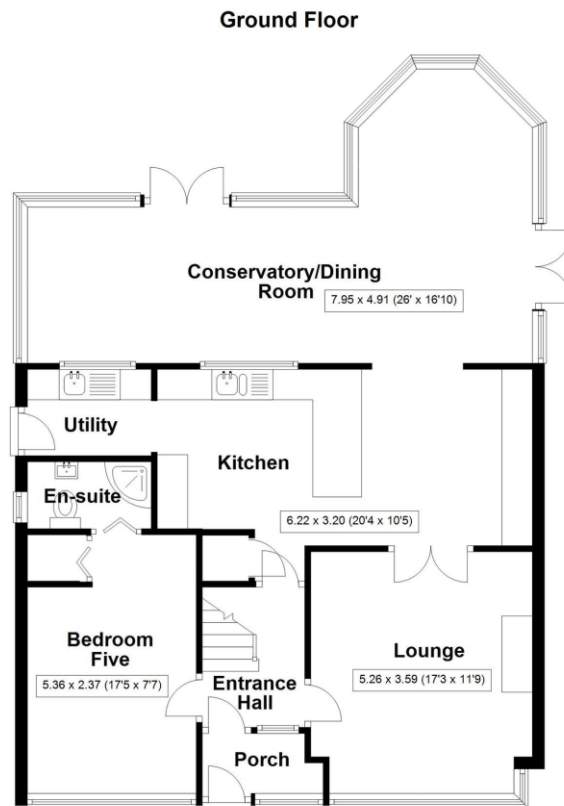
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Floorplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		



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