



Abney Drive, Measham





Welcome to this charming freehold bungalow in the sought-after Measham location. Situated in a quiet area with no upward chain, this property offers a peaceful and convenient lifestyle.

Inside, you will find two double bedrooms both with fitted furniture, providing ample storage space. The three-piece bathroom is well-maintained and bedroom two also features sliding doors that open out onto the landscaped garden, creating a seamless flow.

The breakfast kitchen is perfect for those who enjoy cooking and entertaining. The entrance hallway leads to a generous lounge with a feature electric fireplace, creating a cozy and inviting atmosphere. The kitchen offers plenty of space and plumbing for your appliances making it a practical and functional space.

Outside, the low maintenance rear garden boasts an extensive paved patio area, perfect for enjoying outdoor meals or simply relaxing in the sun. Raised flower beds add a touch of nature to the space, while the fenced boundaries provide privacy and security. The property also benefits from a detached single garage and parking, as well as a driveway to the side with additional off-road parking.

The front garden has been beautifully landscaped, featuring a raised boundary wall, a block paved footpath, and various mature shrubs, creating an attractive first impression.

Located close to the village centre, this property offers easy access to shops, restaurants, and other amenities. It is also conveniently situated near the major motorway network, making commuting a breeze.

Don't miss this opportunity to make this bungalow your own. Contact our Ashby office today to secure your private viewing.

#### ACCOMMODATION

ENTRANCE HALLWAY 1.10x1.07

LOUNGE 4.63x4.03

BREAKFAST KITCHEN 4.02x2.31

INNER HALLWAY 1.90x0.89

BEDROOM ONE 3.58x2.99

BEDROOM TWO 3.34x2.56

DETACHED SINGLE GARAGE

#### HOW TO GET THERE:-

Postcode for sat navs: DE12 7HH

#### COUNCIL TAX BAND:-

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

#### PLEASE NOTE:-

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

## Ground Floor

