



Navigation Street, Measham



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Offers in excess of £270,000

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Key Features

- Late-1790's Grade II Listed Building with Rich History
- Spacious Family Home Spanning Three Floors
- Four Generous Double Bedrooms
- Luxurious Refitted Family Bathroom and En-Suite Shower
- Good Size Lounge
- Oak Fitted Kitchen/Diner + Utility
- Freehold





Step back in time with this extraordinary Grade II Listed family home on Navigation Street, Measham—a real piece of history now waiting for new ownership. Originally constructed in 1796, this former canal wharf represents a significant part of Joseph Wilkes' industrial legacy, standing as a testament to the transformation of Measham into an industrial powerhouse. This semi-detached property reflects its Georgian roots, with signature 'jumbo' brickwork and iconic recessed arches.

This charming residence unfolds over three expansive floors, offering four beautifully appointed bedrooms, including a master suite with an elegant en-suite. The ground floor captivates with a bespoke oak kitchen/diner, perfect for entertaining and family gatherings, and a cosy living room opening to a south-westerly garden—a green haven with a paved patio and lush lawn.

Practicality blends with history via electric car charging points and off-road parking. Navigate through time and modern luxury in this unique home. Viewing is essential to truly appreciate this piece of Measham heritage.

Measham, located in the district of North West Leicestershire, is a charming village steeped in history and surrounded by the picturesque English countryside. The village offers a unique blend of heritage and modern-day conveniences, making it an attractive option for those seeking both character and comfort. The property at Navigation Street stands as a testament to the area's rich past, offering residents a slice of history with the practicalities of modern living.

Beyond its historical significance, Measham is well-served by local amenities. The village centre, within walking distance of Navigation Street, features a variety of shops, cafes, and essential services. The presence of local markets and community events reflects the strong sense of community within Measham, providing opportunities for social interaction and local engagement. For families, the availability of well-regarded schools and recreational facilities add to the convenience and comfort of village life.

Transport links from Measham are noteworthy. The village enjoys easy access to major road networks, including the M42 and M1 motorways, facilitating commutes to nearby towns such as Swadlincote and Ashby-de-la-Zouch as well as further afield to Derby, Birmingham, and Leicester. Public transport options, including bus services, also connect Measham to surrounding areas, making it a practical choice for commuters.

The surrounding countryside offers a plethora of outdoor activities for those who appreciate nature and an active lifestyle. With the National Forest nearby, residents have access to an array of walking trails, cycle routes, and nature reserves, providing a tranquil escape from the hustle and bustle of daily life. For enthusiasts of history and culture, local attractions such as the Ashby Canal and Conkers Discovery Centre enrich the rural experience.



ACCOMMODATION

LOUNGE 5.7m x 4.6m (18'8" x 15'1")

STYLISH KITCHEN/DINER 4.6m x 3.7m (15'1" x 12'1")

UTILITY ROOM 2.8m x 0.9m (9'2" x 3'0")

FIRST FLOOR ACCOMMODATION

BEDROOM THREE 4m x 4m (13'1" x 13'1")

THREE-PIECE FAMILY BATHROOM 2.8m x 2.2m (9'2" x 7'2")

SEPARATE W.C.

SECOND FLOOR ACCOMMODATION

BEDROOM ONE 4.3m x 3.7m (14'1" x 12'1")

EN-SUITE SHOWER ROOM 2.23m x 1.49m (7'4" x 4'11")

BEDROOM TWO 4.6m x 4m (15'1" x 13'1")

BEDROOM FOUR 3.7m x 2.2m (12'1" x 7'2")

COUNCIL TAX BAND:-

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

HOW TO GET THERE:-

Postcode for sat navs: DE12 7LW

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.



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