



Bosworth Road, Measham



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£245,000



### Key Features

- Charming Two-Bedroom Bungalow
- Centrally Located for Easy Access to the Village Centre
- Spacious 17ft Lounge
- Kitchen/Diner + Utility Room
- Two Double Bedrooms + Study
- Refitted Shower Room
- EPC rating D
- Freehold





Discover the charm of Bosworth Road, a delightful two-bedroom bungalow nestled in the heart of Measham. Elevated from the road, this property combines privacy and convenience, situated just a short stroll from the village centre and offered with no upward chain. The centrepiece of the home, a 17ft lounge, is bathed in natural light through large front-facing windows, offering a generous, serene living space adorned with a decorative fireplace. The expansive kitchen/diner at the rear provides stunning garden views and boasts solid wood units, marble-effect worktops, and ample room for modern appliances, making it a perfect space for both cooking and dining.

The bungalow features two double bedrooms, each offering tranquil garden views, while a versatile study offers the ideal home office or craft space. Recently upgraded, the shower room exudes modern elegance with its marble-effect tiling and contemporary fittings.

Outside, the meticulously maintained rear garden promises a private oasis with lush greenery and versatile paved areas, perfect for outdoor relaxation. The front garden, beautifully landscaped, offers low-maintenance appeal and includes a driveway with parking space, along with a detached single garage.

A unique opportunity without upward chain awaits at this charming bungalow, enhanced by carefully maintained gardens and a welcoming village location. Contact our team today to explore this beautiful property!

Nestled in the heart of Measham, a welcoming village with a rich industrial history, Bosworth Road offers residents the perfect blend of community spirit and modern living conveniences. Known for its charming local amenities, Measham boasts a variety of shops, cafes, and restaurants that cater to all tastes. The village centre is just a short stroll from the property, providing easy access to essential services, including a post office and health care facilities. With its picturesque surroundings and vibrant community activities, living in Measham offers an enriching lifestyle for all ages.

Measham is well-connected to nearby towns and cities, enhancing its appeal as a desirable location. Excellent transport links enable convenient access to the A42 and A444, providing straightforward commutes to bustling hubs like Birmingham, Leicester, and Nottingham. For those seeking an escape into nature, the National Forest is a short drive away, offering extensive walking and cycling trails through its lush woodlands and open spaces. This ideal location offers the perfect balance of quiet village life with the convenience of easy travel connections.

Education is a strong feature in the Measham area, with a selection of well-regarded schools within easy reach. Families will appreciate the proximity of top-performing primary and secondary schools, making it an excellent choice for educational opportunities. The community places a strong emphasis on learning and development, evident in the numerous community activities and clubs available for children and adults alike.

Healthcare services in Measham are comprehensive and easily accessible, ensuring residents have peace of mind. Local clinics and a nearby hospital offer a range of medical services, while an efficient public transport system makes additional healthcare facilities in surrounding areas easily reachable. This access to quality healthcare further enhances the appeal of living in this conveniently located village.

#### ACCOMMODATION

#### ENCLOSED PORCH

#### ENTRANCE HALLWAY

LIVING ROOM 5.22m x 3m (17'1" x 9'10")

KITCHEN/DINER 4.23m x 2.99m (13'11" x 9'10")

UTILITY ROOM 3.91m x 2.14m (12'10" x 7'0")

BEDROOM ONE 4.17m x 2.87m (13'8" x 9'5")

BEDROOM TWO 3.18m x 3.14m (10'5" x 10'4")

STUDY 2.22m x 1.79m (7'4" x 5'11")

REFITTED SHOWER ROOM 2.2m x 1.96m (7'2" x 6'5")

DETACHED GARAGE 5.42m x 3.46m (17'10" x 11'5")

#### COUNCIL TAX BAND:-

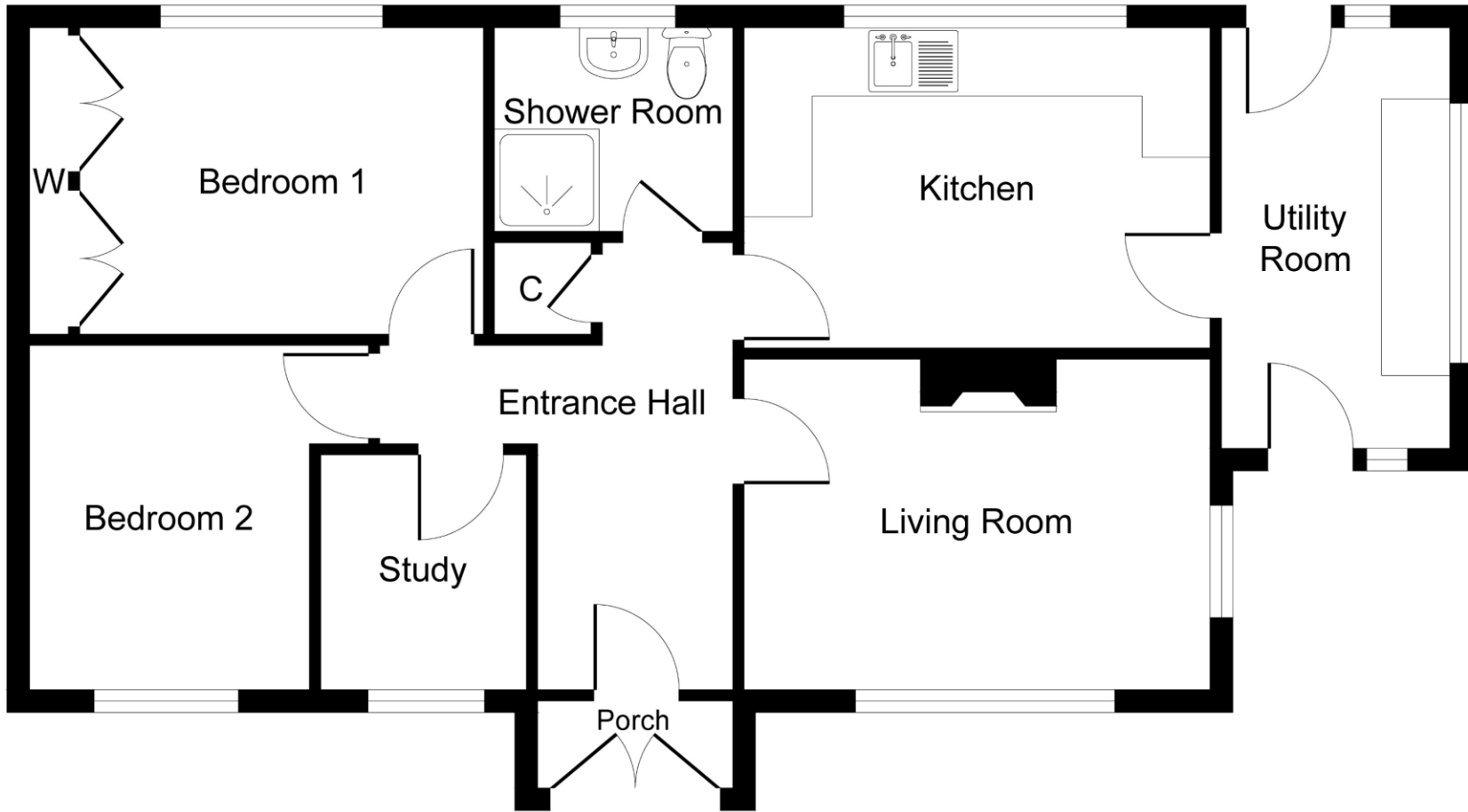
The property is believed to be in council tax band: C

#### HOW TO GET THERE:-

Postcode for sat navs: DE12 7LG

#### 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

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

