



5, Navigation Street, Measham, Derbyshire, DE12 7LW

HOWKINS &  
HARRISON

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Measham,  
Derbyshire, DE12 7LW

Guide Price: £260,000

Set within the heart of the National Forest village of Measham, here is an individual three-bedroom detached home offering 1067 sqft of accommodation. The property has been considerably extended to the rear, providing an excellent space for both everyday living and entertaining.

The accommodation briefly comprises an entrance hall with shower room, kitchen to the front elevation and a living room with an open plan staircase rising to the first floor. The impressive rear dining/sitting room forms the heart of the home with bi-fold doors opening out onto the garden. To the first floor, the landing leads to three bedrooms and a family bathroom.

Externally, the property benefits from hardstanding to the front with gated side access leading to an enclosed rear garden featuring a raised terrace with steps down to the lawn and a timber shed.



## Location

Measham is situated 3 miles south west 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.

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 public houses. There are numerous shops on the High Street including Co-operative and Tesco mini-supermarkets within walking distance. Measham also has two primary schools and the village comes in to catchment area for Ibstock Community College.



## Accommodation Details – Ground Floor

Entering through the front door, you arrive into the hallway, which benefits from a large walk-in store cupboard. Positioned just off the hall is the ground floor shower room. The kitchen is located to the left of the hallway, enjoying a front aspect and offering a practical layout. Fitted with a comprehensive range of wall and base units with ample worktop preparation space, the room also comfortably accommodates a breakfast bar / informal dining area, making it a practical and sociable space for day-to-day living. Integrated cooking appliances and space for further appliances complete the layout. A door from the kitchen leads through into the living room, where the staircase rises to the first floor and a window to the side elevation allows additional natural light. From the living room, glazed double opening doors lead through to the impressive dining/sitting room extension at the rear of the property. This superb space forms the focal point of the home, enhanced by a striking roof lantern above, allowing natural light to flood the space, while two sets of bi-fold doors open directly onto the rear terrace and garden, creating a wonderful connection between the indoor and outdoor.

## First Floor

To the first floor, the landing provides access to all three bedrooms and the family bathroom. bedroom one is positioned to the front elevation and benefits from built-in storage, while bedroom two enjoys a rear aspect overlooking the garden and features wall-to-wall fitted wardrobes. Bedroom three is also positioned to the front elevation and would lend itself well as a bedroom, nursery or home office. Completing the accommodation on this level is the family bathroom, fitted with a four-piece suite.



## Outside

To the front of the property there is hardstanding providing off-road parking, with timber gated side access leading through to the rear garden. The rear garden is a particularly attractive feature of the property, enjoying a good degree of privacy and approached directly from the dining/sitting room onto a raised paved terrace with decorative railings, creating an ideal seating and entertaining area. Steps lead down to the main lawned garden, which is bordered by established hedging and fencing, providing a pleasant and enclosed outdoor space. To the rear of the garden there is a timber garden shed, offering useful storage, while the overall layout provides a balance of patio, lawn and planting, ideal for both relaxing and family use.

### Tenure & Possession

The property is freehold with vacant possession being given on completion.

### Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

## 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.

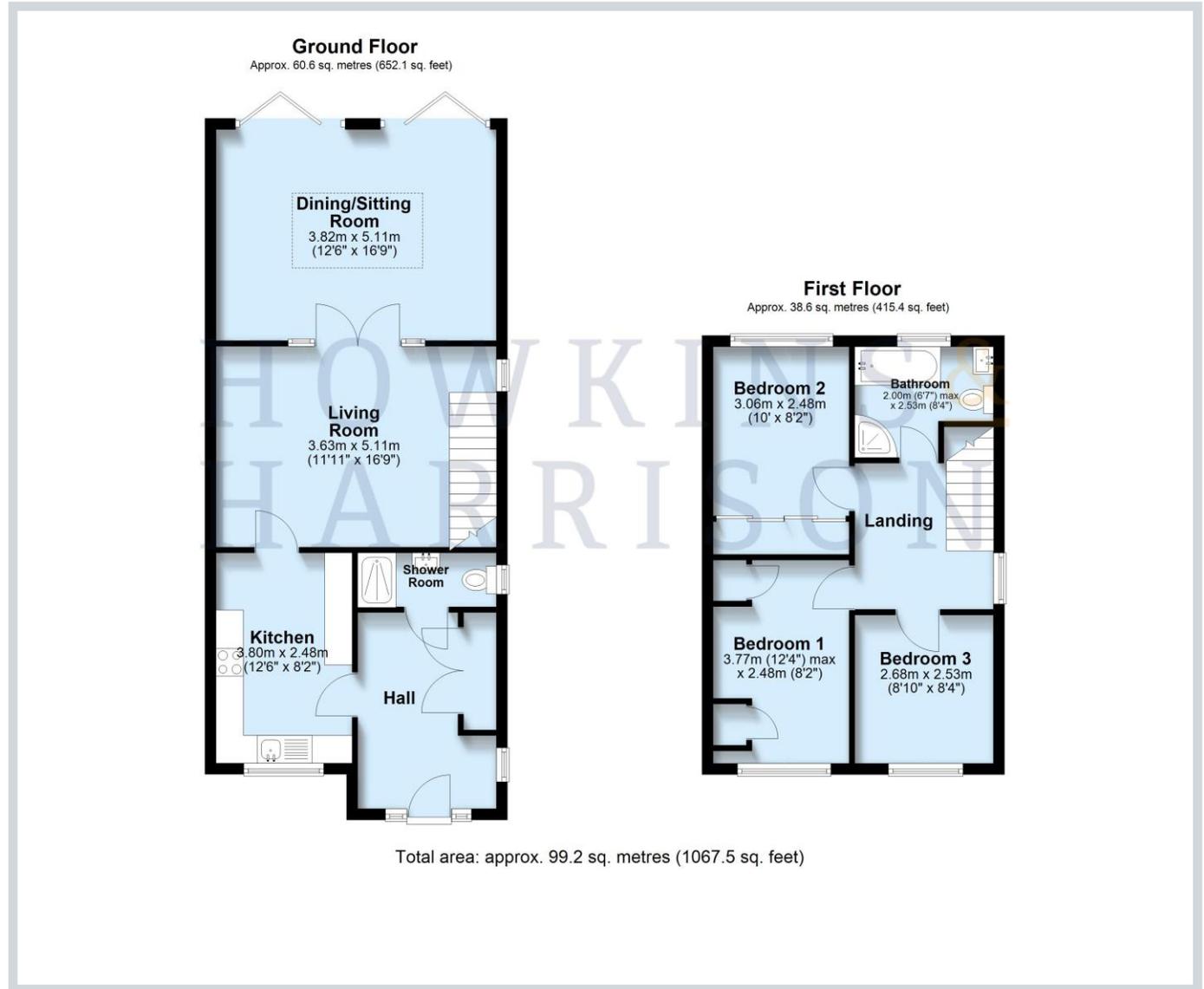
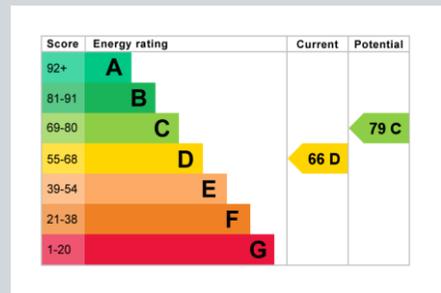
## Services

None of the services have been tested. We are advised that the property benefits from mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired and broadband is connected to the property.

## Local Authority

Text-F11

## Council Tax Band - Text-F11



## Howkins & Harrison

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