

Woodfield

Measham, Leicestershire, DE12 7JQ



Traditional terraced village home with lounge, full width breakfast kitchen, two generous bedrooms and family bathroom. Benefiting from UPVC double glazing, gas central heating, off-road parking and a long rear garden backing onto open fields with countryside views.

£185,000



John German 

This well-proportioned traditional terraced home enjoys a pleasant village setting in Measham and represents an excellent opportunity for first-time buyers. Benefiting from gas fired central heating, UPVC double glazing, off-road parking and a long rear garden backing onto open fields, the property offers comfortable accommodation with attractive countryside views to the rear.

An entrance hallway with UPVC front door and staircase rising to the first floor welcomes you into the home. The lounge is positioned to the front elevation and features laminate flooring, a UPVC double glazed window and space for a small dining table if required.

Running across the full width of the rear of the property is the breakfast kitchen, providing ample room for informal dining. Fitted with a range of base and eye level units arranged to two sides with complementary work surfaces incorporating a stainless steel sink with mixer tap and attractive ceramic tiled splashbacks. There is space for a gas cooker, washing machine and further appliances, together with a large understairs storage cupboard and an additional built-in storage cupboard. A UPVC double glazed window overlooks the rear garden.

To the first floor, the landing gives access to all rooms and includes a loft hatch. Bedroom one is an excellent double room extending the full width of the property and benefits from built-in double wardrobes with sliding mirrored doors. Bedroom two is another generous room enjoying delightful views over the rear garden and adjoining countryside. The family bathroom is fitted with a white suite comprising bath with shower over and glazed shower screen, pedestal wash hand basin and complementary wall tiling, together with a rear facing UPVC double glazed window.

Outside, the property enjoys a generous rear garden with a large paved patio area incorporating an outside cold water tap and power point. A picket fence and gate open onto a long lawned garden enjoying uninterrupted countryside views beyond. In addition, there are three brick built storage sheds beneath a pitched tiled roof providing excellent external storage

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction:

Parking: Off road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Standard, Superfast and Ultrafast available

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band A

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/14052026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

 <p style="text-align: center;">Ground Floor</p>	
 <p style="text-align: center;">Floor 1</p>	<p style="text-align: right;">Approximate total area⁽¹⁾</p> <p style="text-align: right;">68.6 m² 738 ft²</p> <p style="text-align: right;">Balconies and terraces</p> <p style="text-align: right;">23.4 m² 252 ft²</p> <p style="text-align: right; font-size: small;">(1) Excluding balconies and terraces</p> <p style="text-align: right; font-size: x-small;">Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p style="text-align: right; font-size: x-small;">GIRAFFE360</p>





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire,
LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent