



1 St. Charles Croft Bosworth Road

Measham | DE12 7LQ | Guide Price £325,000

**ROYSTON
& LUND**

- Guide Price: £325,000 - £335,000
- One Bathroom/One En-Suite
- Off-Road Parking
- Close to Numerous Amenities
- EPC: C
- Five Bedroom Detached House
- Ground Floor WC
- Corner Plot
- Council Tax: D
- Freehold





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Royston & Lund are delighted to present this substantial and beautifully maintained five-bedroom detached family home, offered to the market with a guide price of £325,000 - £335,000. Positioned on a generous plot with ample driveway parking, an integral garage and a private low-maintenance slabbed rear garden, this impressive property offers spacious and versatile accommodation perfectly suited to modern family living.

The generous living room is a bright and comfortable space, enhanced by a charming bay window and feature fireplace, creating the perfect setting for both relaxing evenings and entertaining guests.

To the rear, the spacious kitchen/dining room provides an excellent hub for everyday family life, with ample fitted cabinetry, extensive worktop space and plenty of room for dining and socialising. Thoughtfully designed for practicality as well as style, this sociable space enjoys direct access to the rear garden, while the ground floor WC to the front of the property adds further convenience.

Upstairs, the first floor offers five bedrooms, providing exceptional flexibility for growing families, guest accommodation or home working. The principal bedroom benefits from its own private en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom featuring both a separate bath and shower, perfectly catering to busy household needs.

Externally, the property continues to impress with extensive driveway space for multiple vehicles, an integral garage and a fully slabbed rear garden designed for low-maintenance outdoor enjoyment, ideal for entertaining, dining or simply relaxing without the upkeep of a lawn.

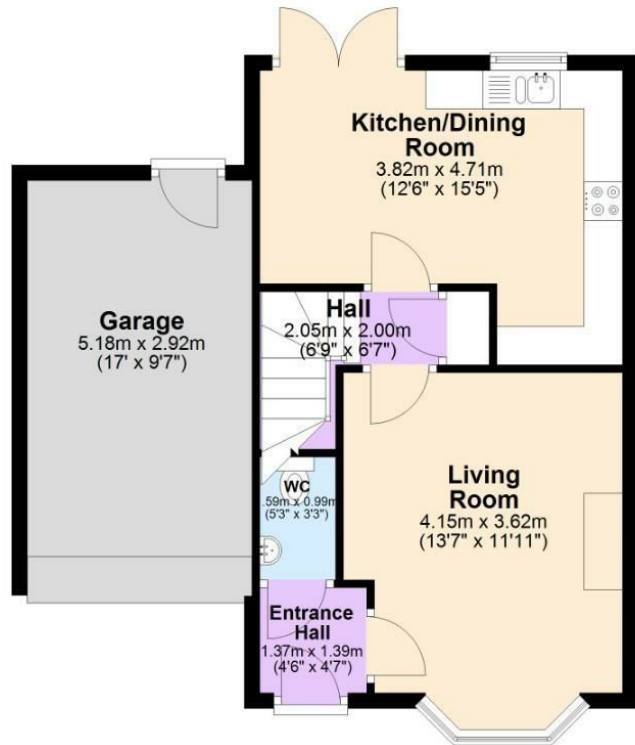




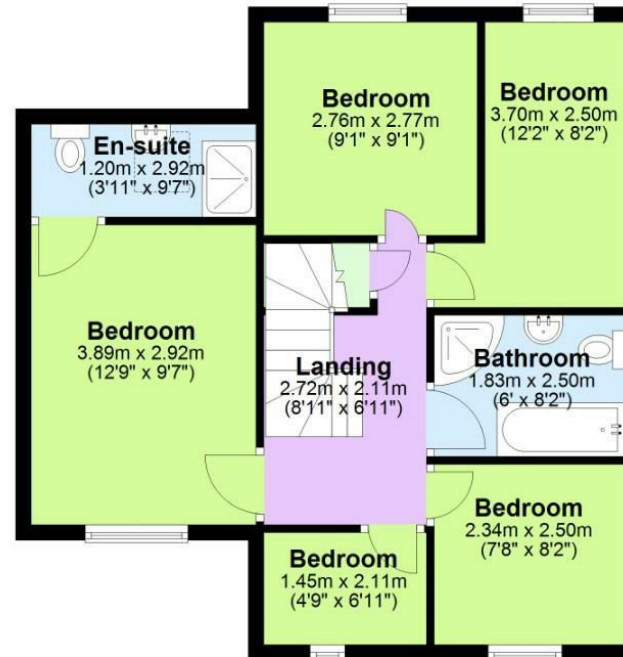
EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Ground Floor
Approx. 53.9 sq. metres (580.0 sq. feet)



First Floor
Approx. 53.7 sq. metres (577.7 sq. feet)



Total area: approx. 107.6 sq. metres (1157.7 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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