



37, The Croft, Measham, Derbyshire, DE12 7NL

HOWKINS &
HARRISON

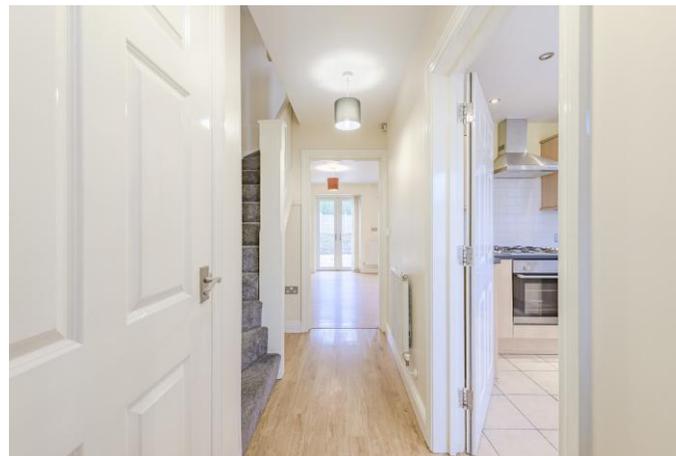
37, The Croft,
Measham,
Derbyshire, DE12 7NL

Asking Price: £230,000

A modern three-storey semi-detached home, occupying an enviable position with open aspects to both the front and rear, offering 1080 sqft of well-balanced accommodation and available with no upward chain.

Ideally suited to families or those seeking versatile living space, the layout briefly comprises an entrance hall with cloakroom WC, a fitted kitchen with bay window to the front and a spacious living room to the rear with double doors opening onto the garden. To the first floor are two bedrooms, a family bathroom and an en-suite shower room, while the second floor is dedicated to an impressive bedroom with a Juliet balcony.

Externally, the property enjoys a generous rear garden with patio and lawn. To the front, there is driveway parking to the side





Location

Situated within a modern residential development on the outskirts of Measham, this property enjoys a pleasant and slightly tucked-away position, benefitting from open aspects to both the front and rear. Measham is a well-served National Forest village offering a range of everyday amenities including shops, cafes, a supermarket, medical facilities and schooling at both primary and secondary level. The village is ideally placed for commuters, with excellent access to the A42 linking to the M42, providing convenient routes to Birmingham, Leicester and beyond. Nearby Ashby-de-la-Zouch offers a more extensive range of facilities including well-regarded schooling, restaurants and leisure options.

Distances:

Ashby-de-la-Zouch – 3 miles

Burton upon Trent – 9 miles

Tamworth – 11 miles

Derby – 15 miles

East Midlands Airport – 13 miles

Birmingham Airport – 27 miles



Accommodation Details – Ground Floor

The property is entered via a front door into a welcoming entrance hallway, with a staircase rising to the first floor and access to a cloakroom WC. Positioned to the front of the property is the kitchen, fitted with a range of wall and base units with work surfaces over, incorporating an inset hob, oven and space for appliances. A window to the front elevation allows for good natural light and provides a pleasant outlook. To the rear of the property is the main living room, a spacious and versatile reception area with ample room for both seating and dining. French doors open directly onto the rear garden.

Upper Floors

Moving to the first floor, the landing gives access to two bedrooms, the family bathroom and an en-suite shower room. Bedroom one is a well-proportioned double room benefiting from its own en-suite shower room, while bedroom two sits opposite and offers a comfortable second bedroom or ideal home office. The family bathroom is fitted with a three-piece suite comprising a bath with shower over, wash hand basin and WC.

Continuing to the second floor, there is a generous bedroom three, a particularly spacious room with a pleasant outlook, offering flexibility for use as a principal bedroom, guest suite or additional living space if required.

Outside

Externally, the rear garden is mainly laid to lawn with a paved patio area immediately to the rear of the property, ideal for outdoor seating and entertaining. The garden enjoys a good degree of privacy, backing onto open greenery.

To the front, there is off road parking, with the property enjoying an open aspect and a pleasant position within the development.

NB It must be noted that a small portion of the rear garden is owned by the local council - please enquire for further details

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.

Features

- Modern three-storey semi-detached home
- Sought-after Measham village location
- Excellent access to A42 and M42
- 15ft living room with French doors
- Three well-proportioned bedrooms
- Principal suite with 'Juliet' balcony
- Driveway providing off road parking
- Generous length rear garden with outbuilding
- Easy access to local road and commuter links
- No upward chain



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.

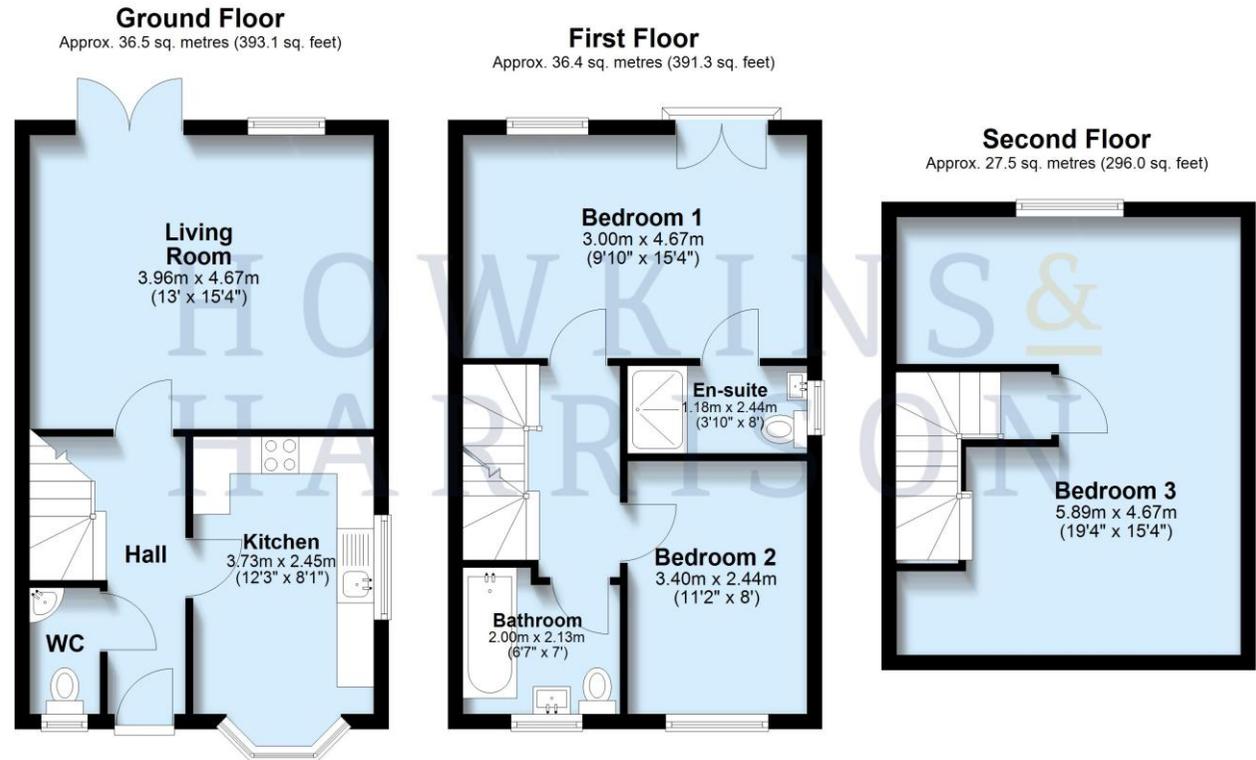
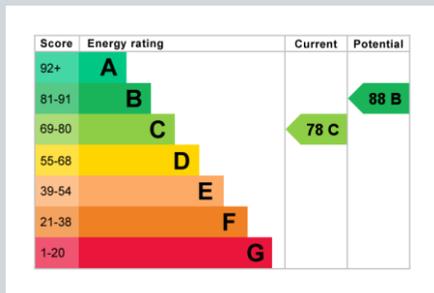
Services

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 available but not connected to the property.

Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax Band - C



Total area: approx. 100.4 sq. metres (1080.4 sq. feet)

Howkins & Harrison

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