



Hart Drive, Measham



2



1



1

£220,000



Key Features

- Charming Two-Bedroom Semi-Detached House
- Tranquil Cul-De-Sac
- Modern Kitchen
- Cloakroom/W.C.
- Spacious lounge
- Two Double Bedrooms
- EPC rating C
- Freehold | No upward Chain





Welcome to Hart Drive, a charming two-bedroom semi-detached house nestled within a tranquil cul-de-sac in Measham. This impeccably presented home offers a perfect blend of modern comfort and stylish design.

As you step inside, you're greeted by a modern kitchen featuring sleek white cabinets and contrasting black countertops, equipped with an integrated gas hob, oven/grill, and space for essential appliances. The kitchen seamlessly flows into a spacious lounge, where French doors open onto a beautifully landscaped private garden—a serene retreat with lush greenery, mature shrubs, and a paved patio perfect for entertaining.

Upstairs, you'll find two generous double bedrooms, both boasting fitted storage solutions, and a chic three-piece bathroom.

Additional perks include a detached single garage, off-road parking for three cars, and no upward chain, making this a rare find in today's market.

Don't miss the opportunity to call this delightful property your home. Contact our team to arrange a viewing today!

Measham is a charming village situated in the heart of the East Midlands, nestled within a landscape rich with history and community spirit. The area offers a perfect blend of rural peace and modern convenience, making it a desirable place for those seeking a serene lifestyle with the benefits of local amenities. With beautiful countryside surrounds, residents enjoy access to plentiful walking and cycling routes, offering a delightful setting for weekend leisure activities.

The village boasts a vibrant community atmosphere with its own selection of independent shops, cafes, and essential services that provide a warm and welcoming feel. For families, Measham offers excellent educational facilities, including several well-regarded primary and secondary schools in nearby locations, hence attracting young families. Furthermore, the village's community centre and regular local events nurture a strong sense of connection among residents.

For those who commute, Measham provides easy access to major road networks, including the A42 and M42, putting larger towns and cities within accessible reach. This ensures that residents can comfortably travel to places such as Birmingham, Leicester, and Derby for work or leisure, being only a short drive away. Additionally, public transport links are robust, offering alternatives for those preferring not to drive.

Leisure opportunities are abundant in the nearby areas, with attractions like the National Forest providing a vast expanse for outdoor pursuits. The Conkers Centre, a short drive away, offers further entertainment with its interactive exhibits and outdoor adventure experiences. For those who enjoy history, the Ashby Canal and its surrounding attractions serve as a beautiful backdrop for serene boating and leisurely walks.

ACCOMMODATION

ENTRANCE HALLWAY 4.42m x 1.98m (14'6" x 6'6")

CLOAKROOM/W.C. 1.47m x 0.85m (4'10" x 2'10")

MODERN KITCHEN 4.05m x 2.28m (13'4" x 7'6")

LOUNGE 4.39m x 3.94m (14'5" x 12'11")

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 4.39m x 3.1m (14'5" x 10'2")

BEDROOM TWO 3.6m x 2.79m (11'10" x 9'2")

BATHROOM 2.27m x 2.04m (7'5" x 6'8")

GARAGE 5.22m x 2.53m (17'1" x 8'4")

COUNCIL TAX BAND:-

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

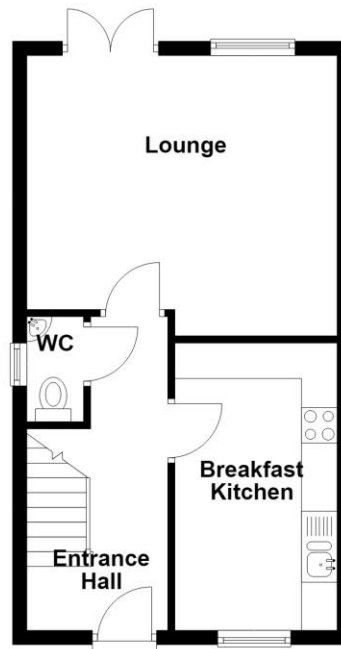
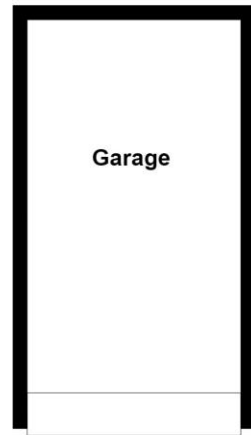
HOW TO GET THERE:-

Postcode for sat navs: DE12 7PH

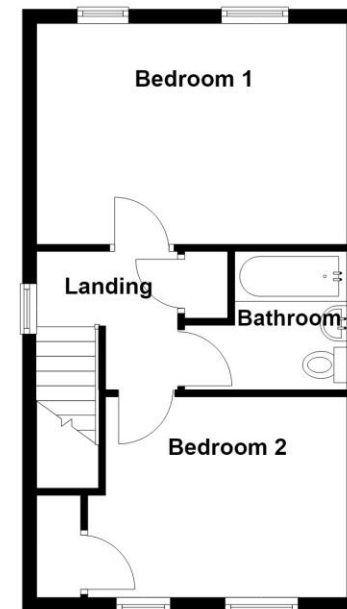
PLEASE NOTE:-

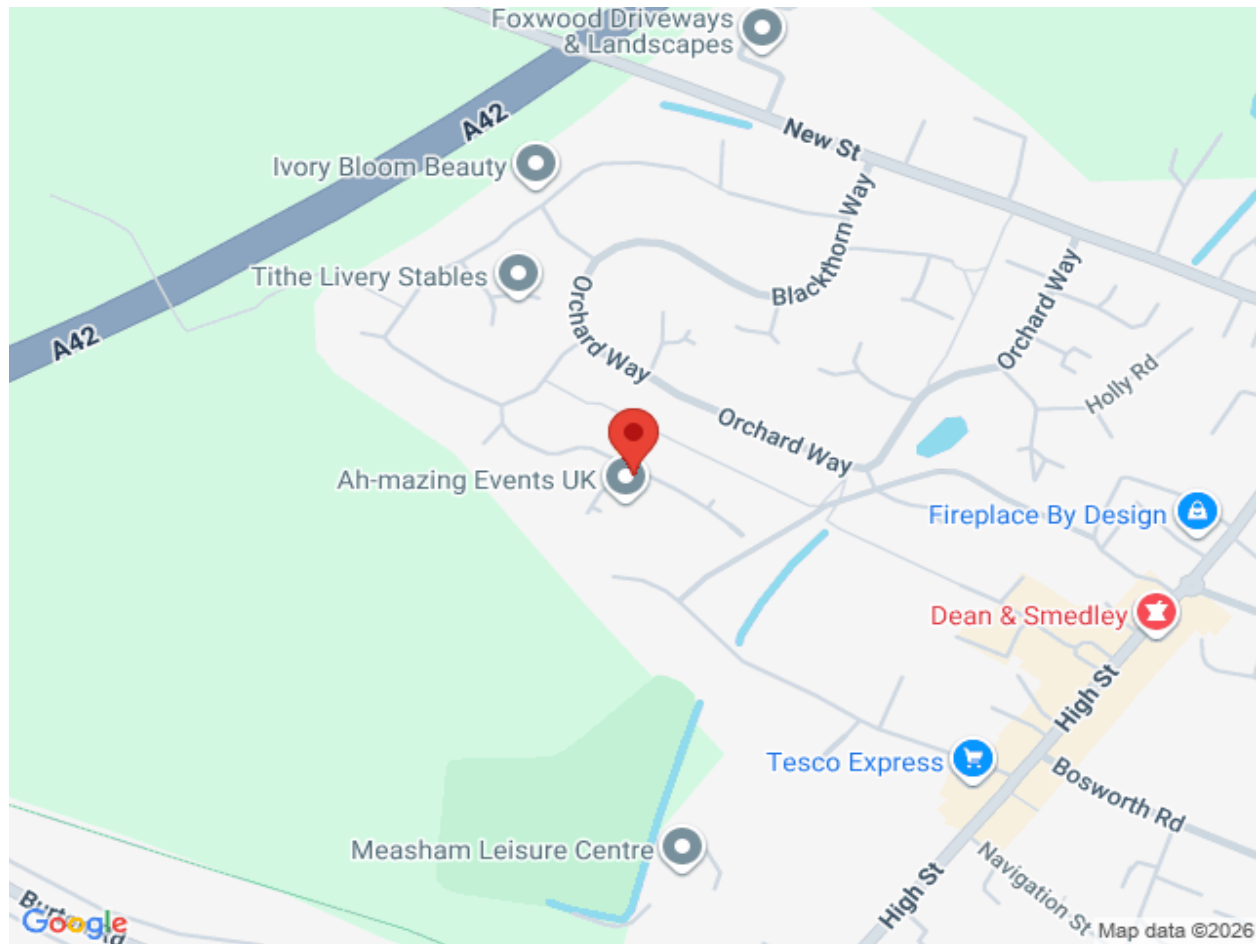
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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



First Floor





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