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Abney Walk
Measham

- Beautifully extended three bedroom home
- Spacious main bedroom with en suite
- Particularly generous second bedroom
- Fully renovated throughout
- Stylish contemporary interiors
- Substantial extended family room
- Low-maintenance northerly facing garden
- Single garage and off-road parking
- EPC Rating D / Council Tax Band B / Freehold

A beautifully extended and fully renovated three bedroom semi-detached home, quietly positioned within Abney Walk, Measham, offering spacious and versatile accommodation finished to an exceptional standard throughout. Combining stylish contemporary interiors with thoughtful improvements, the property is ideally suited to modern family living, with further benefits including off-road parking, a single garage and a landscaped rear garden.

The welcoming accommodation includes a generous sitting room, newly fitted kitchen/breakfast room with integrated appliances and a substantial extended living room with garden access. To the first floor are three bedrooms, including a spacious main bedroom with en suite shower room, a generous second bedroom and a well-presented third bedroom, alongside a contemporary family bathroom. Outside, the low-maintenance rear garden features a generous patio, lawned area, access to the garage and parking, additional side access and a large timber shed. Ideally located within a quiet residential area, the property is conveniently placed for Measham's local amenities, schools and services, with excellent road links to surrounding towns and the wider East Midlands.

Accommodation:
The welcoming entrance hall leads to a generous sitting room with front aspect and useful under-stairs storage. To the rear is an impressive newly fitted kitchen/breakfast room with integrated appliances, ample storage and views over the garden, opening into a substantial extended living room with patio doors to the garden. To the first floor are three bedrooms, including a spacious main bedroom with stylish en suite shower room, a particularly generous second bedroom with potential for subdivision, and a well-presented third bedroom. A contemporary family bathroom completes the accommodation.

Gardens and land:
The property benefits from a low-maintenance northerly facing rear garden, featuring a generous patio seating area, lawned section and block-paved pathway providing access to the garage and parking area. Wrought iron gates and additional side access enhance practicality, while a large timber shed provides useful storage. To the front, a neat lawned garden and paved pathway provide an attractive approach to the property.

Location:
Abney Walk is situated within a quiet residential area of Measham, offering a pleasant setting while remaining conveniently placed for local amenities and everyday facilities. Measham provides a range of shops, schools and services, with excellent road links providing access to surrounding towns and the wider East Midlands. The property is ideally positioned for those seeking a peaceful family home with convenient connections for commuting and leisure.

Method of Sale:
The property is offered for sale by Private Treaty.

Measurements:
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:
The property is being sold freehold with vacant possession upon completion.

Local Authority:
Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band B

Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

Services:
The property is connected to mains gas, electricity, water, and drainage.

Heating is provided by a mains gas central heating system.

Please note that none of the services, systems or appliances, including heating, plumbing and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

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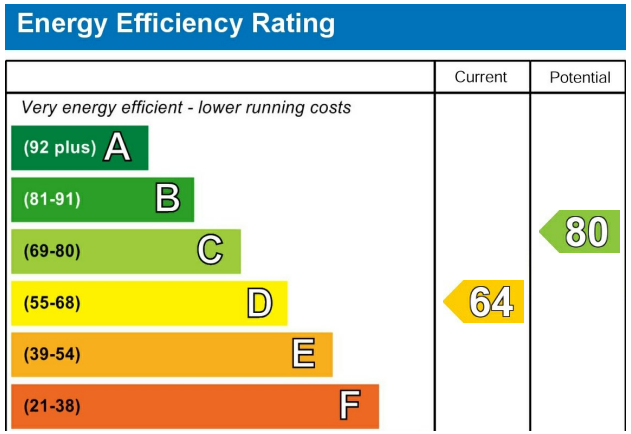
Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:
These particulars whilst believed to be accurate 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 these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



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