



# Measham Road

## Appleby Magna

- Spacious versatile four bedroom family home
- Surrounded by sweeping countryside
- Large dual aspect living room
- Kitchen with separate utility room
- Warm inviting dining room
- Three double bedrooms
- Potential for a fourth bedroom or a dressing room
- Enclosed rear garden laid to lawn
- EPC Rating C / Council Tax Band A / Freehold

### General Description

Surrounded by scenic open countryside, the property enjoys a peaceful environment while remaining conveniently close to a range of well regarded schools and excellent commuter links. Having been lovingly maintained and thoughtfully extended by the current owners, the home is introduced by a charming hedge lined frontage that offers privacy and curb appeal.

### Accommodation

Stepping inside, a bright and welcoming reception hall sets the tone, leading into a flexible layout ideal for the modern family life. To the front of the property, a generously sized dining room can easily double as a home office or playroom, while a superb dual aspect lounge offers a warm and inviting setting for relaxation or entertaining, complete with French doors opening onto the rear garden.

The kitchen, positioned at the rear of the home, presents a timeless array of base units and work surfaces, blending practicality with charm. An adjoining utility room provides additional functionality, with access to a conveniently located ground floor bathroom, perfect for busy households or visiting guests.

Upstairs, the home continues to impress with well proportioned bedrooms, each offering flexibility for growing families, guests, or remote work. A stylish three-piece family bathroom completes the first floor accommodation, delivering both comfort and convenience.



### External

Externally, the rear garden is a standout feature, beautifully designed for outdoor living with a tactile patio area, slab paved pathways, and a vibrant, well maintained lawn. Enclosed by secure timber fencing, this outdoor space provides a safe and serene environment for children, pets, and summer gatherings alike.

### Location

Combining countryside charm with exceptional connectivity, this delightful home is well-positioned just a short drive from the bustling centres of Measham and Ashby de la Zouch, offering a perfect blend of rural tranquillity and everyday convenience.

### 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

Freehold.

### Local Authority

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band A.

### 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

We are advised that mains gas, electricity, water, and drainage are connected.

### 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.



## Ground Floor

Approx. 68.0 sq. metres (731.4 sq. feet)

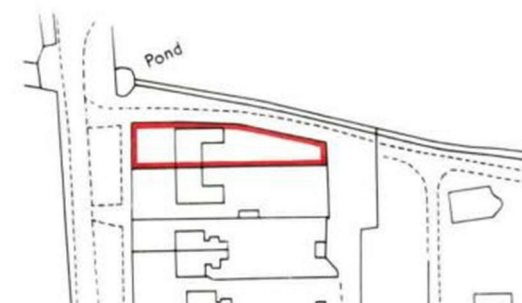


## First Floor

Approx. 59.6 sq. metres (641.3 sq. feet)



Total area: approx. 127.5 sq. metres (1372.7 sq. feet)



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