

Alexanders



Leicester Road
Measham



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- Beautiful detached bungalow
- Three good sized bedrooms
- Large wet room and second shower room
- Kitchen/breakfast room
- Separate dining area
- Garden cabin with multi-use potential
- Driveway with ample parking
- Front and rear gardens
- EPC Rating A / Council Tax Band C/ Freehold

Location

The property is a stones throw from the high street, with an array of shops and eateries and excellent road links to Ashby just 4.5 miles away, Birmingham and Leicester. There is a direct train line from nearby Tamworth to Euston from 1h 5m. (Distances and timings are approximate).

Acommodation Summary

Occupying a superb plot with gardens to both front and rear, the exterior of the property includes a driveway, which provides ample parking to the front, the rear garden is laid to lawn, a seating terrace directly to the rear of the property and a secondary seating terrace at the rear of the garden enjoying the evening sun supporting by a garden cabin with multiple potential uses.

The living accommodation is well laid out and affords uPVC double glazing and gas fired central heating throughout. Enter into a large entrance hall with access to; large kitchen/breakfast room opening into separate dining room with doors into the garden, there is a further 22' sitting room with feature fireplace and doors outside. Further to this are three good sized bedrooms, a large wet room and second shower room.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch (01530) 413126.



Tenure

Freehold.

Services

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

Local Authority

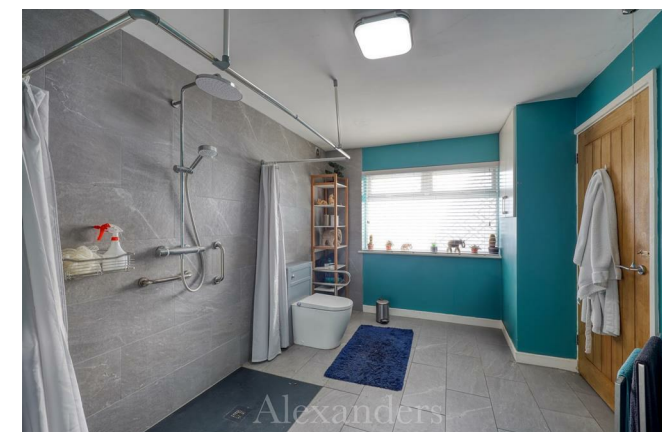
Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ (Tel: 01530 454545). Council Tax Band C.

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.

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.



Ground Floor

Approx. 111.4 sq. metres (1199.0 sq. feet)



Total area: approx. 111.4 sq. metres (1199.0 sq. feet)



Viewing by appointment only

Alexanders

22 Market Street
Ashby-de-la-Zouch
LE65 1AL

Telephone Sales: 01530 413126
Email: ashby@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Ashby-de-la-Zouch Sales Team on 01530 413126.

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.

General Note - 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 these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.