

SUPERIOR HOMES

ROYSTON & LUND



36 Potters Way

Measham | DE12 7BU

Guide Price £375,000 - £400,000

****GUIDE PRICE £375,000 - £400,000****

Royston and Lund are delighted to bring to the market this immaculately presented four bedroom detached family home located in the highly sought after Measham. Situated close by to numerous amenities that Measham has to offer such as local shops, pubs and being in the catchment area for well regarded schools. Not to mention having excellent transport links Via the A42 and being as short drive to Ashby De La Zouch market town. This property would be an excellent purchase for a growing family.

Ground floor accomodation comprises of an entrance hallway that leads into the main reception rooms, kitchen dining room, downstairs WC and stairs to the first floor. The living room is a generous size with a front aspect bay window flooding the space with natural light and having more than enough room for the family. The open plan kitchen dining room is a great size with adjoined dining area leading to the rear garden via bay with French opening doors. The kitchen has high quality fixtures and fittings and integrated appliances such as an eye level oven, gas hob with extractor fan along with a dishwasher and integral fridge freezer. Off from the kitchen is a separate utility area with plumbing for a washing machine and additional sink and door leading to the rear landscaped garden. The ground floor further benefits from a separate study which can be used as a home office or snug and a downstairs WC.

To the first floor there are four well proportioned double bedrooms. The principle bedroom has the benefit of built in wardrobes and an ensuite shower room. The remaining bedrooms have coving space for further freestanding wardrobes and all share a four piece family bathroom consisting of a separate bath and shower along with a wash basin and WC.





- ****GUIDE PRICE £375,000 - £400,000****
- Four Bedroom Detached Family Home
- Open Plan Kitchen Dining Room With Separate Utility Area
- Downstairs WC And Under Stair Storage
- Separate Study/Snug
- Principle Bedroom With Ensuite And Built In Wardrobes
- Four Piece Family Bathroom
- Ample Off Street Parking Via Double Tandem Driveway And Spacious Garage
- Close By To Amenities And Excellent Transport Links
- EPC Rating - B /// Freehold// Council Tax Band - E





R
&L



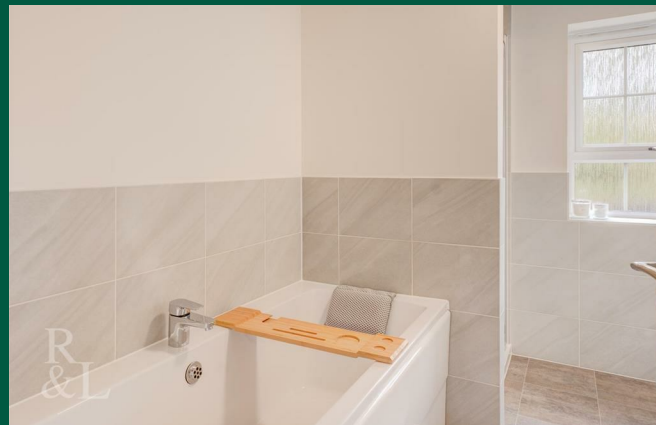


R
&L

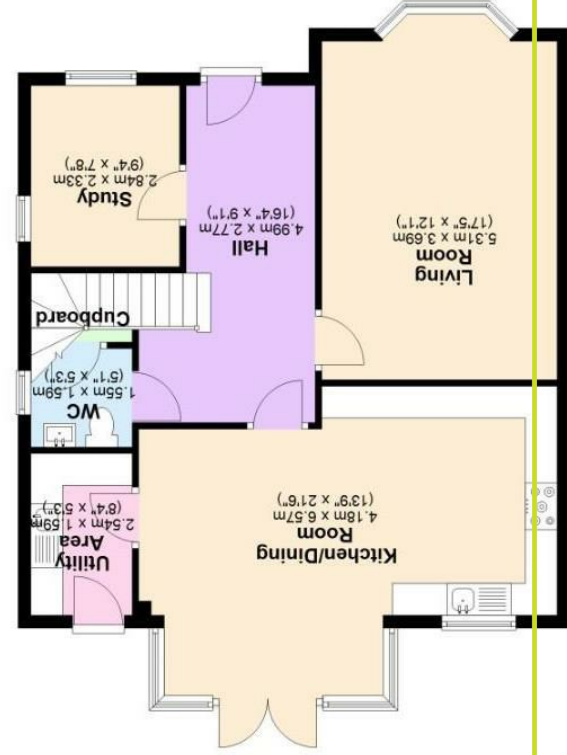


Facing the property, the house itself is situated down a quiet cul de sac with ample off street parking via double tandem driveway and tandem detached garage.

To the rear of the property there is an immaculately kept garden area with a block paved patio to start off from the French doors to the dining area. The patio leads down the garden to the rear aspect via a pathway splitting the lawn which leads to a further patio area which has the potential for summer seating. The garden itself is enclosed by fenced borders.



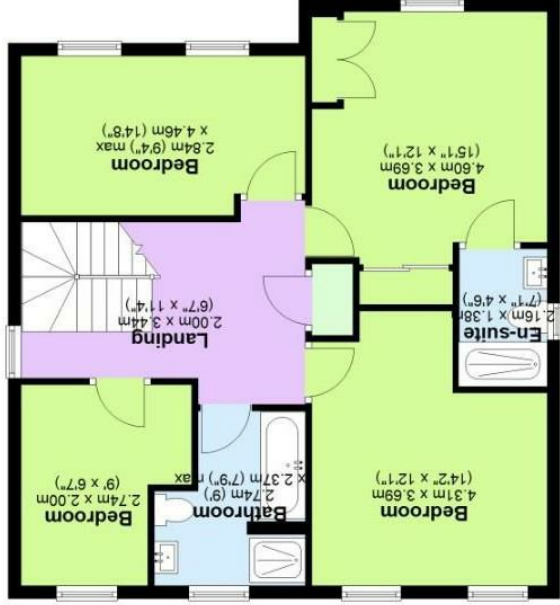
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Ground Floor
Approx. 75.7 sq. metres (815.3 sq. feet)



Total area: approx. 145.8 sq. metres (1569.0 sq. feet)



First Floor
Approx. 70.0 sq. metres (753.7 sq. feet)

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
(1-20)	G
(21-38)	F
(39-54)	E
(55-68)	D
(69-80)	C
(81-91)	B
(92 plus)	A
Very energy efficient - lower running costs	
Current	Potential
84	92
Energy Efficiency Rating	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO ₂ emissions	
(1-20)	G
(21-38)	F
(39-54)	E
(55-68)	D
(69-80)	C
(81-91)	B
(92 plus)	A
Very environmentally friendly - lower CO ₂ emissions	
Current	Potential

EPC

