



1 Iveagh Close

| DE12 7JL | Guide Price of £230,000 to £240,000

ROYSTON
& LUND

- Guide Price of £230,000 to £240,000
- Generous Size Living Room with Feature Fireplace
- Shower Room
- Off-Road Parking
- EPC Rating - D
- Two Bedroom Detached Bungalow
- Kitchen with Breakfast Bar
- French Doors Opens Out into Well-Maintained Garden
- Freehold
- Council Tax Band - C





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Nestled on a desirable corner plot, this beautifully presented two-bedroom bungalow offers stylish living spaces, modern finishes, and welcoming outdoor amenities.

The spacious living room welcomes you with a generous layout, a feature fireplace, and a large window set that fills the room with natural light and provides a pleasant outlook to the front of the property.

The kitchen is both practical and elegant, featuring sleek gloss cabinetry, attractive black tiling, and a fitted breakfast bar. Additional highlights include a gas hob, spotlighting, and good storage options.

The main bedroom is thoughtfully designed with fitted wardrobes and drawers, cleverly arranged to frame a bed for an integrated and tidy look. The second bedroom enjoys French doors that open directly onto a well-maintained, low-maintenance garden.

The shower room follows a tasteful neutral theme, complete with marble-effect tiles and a heated towel rail for added comfort.

Outside, the property benefits from side access leading to a detached garage and off-road parking for up to three vehicles.

The property enjoys a convenient village location with easy access to local shops, a library, doctor's surgery, and pharmacy. Measham also offers a leisure centre with gym and sports facilities, along with scenic countryside walks in the nearby National Forest.

Excellent transport links include the A42, which connects directly to the M42 and M1 for routes toward Birmingham, Nottingham, and Leicester, as well as the A444 leading to Burton-upon-Trent.

Families benefit from well-regarded local schools, including Measham Church of England Primary School and St Charles Catholic Primary Voluntary Academy.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

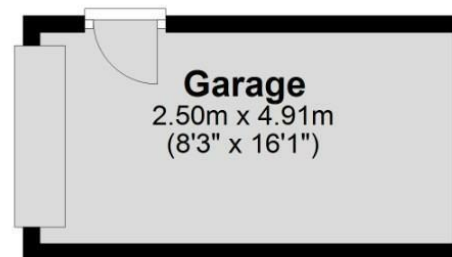
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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Ground Floor

Approx. 78.2 sq. metres (841.5 sq. feet)



Total area: approx. 78.2 sq. metres (841.5 sq. feet)

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