



21 Mease Close

| DE12 7NA | Offers In The Region Of £250,000

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- Offers in the Region of £250,000
- Versatile Accommodation Including a Downstairs Bedroom and Bathroom
- Kitchen with Built-in Appliances
- Spacious South Facing Garden
- EPC Rating - E
- Spacious Four-Bedroom Semi-Detached Home in Measham
- Three Reception Rooms, One Currently Being Used as a Bedroom
- Outside Heated Office with Patio Door, Workshop and Store
- Solar Panels
- Freehold - Council Tax Band - B







## Spacious Four-Bedroom Semi-Detached Home in Measham

Royston & Lund are delighted to present this versatile four-bedroom semi-detached property, perfectly suited to growing families or multi-generational living. Situated in the sought-after village of Measham, the home enjoys easy access to the amenities of Ashby-de-la-Zouch, with its array of shops, cafés, and restaurants, as well as being within catchment for highly regarded schools.

The ground floor comprises an inviting entrance hall leading to a snug/reception room (currently used as a bedroom) and a spacious kitchen fitted with integrated appliances including an oven, hob, extractor fan, dishwasher, and built-in fridge/freezer. To the right, a bright living room enjoys views over the south-facing garden and access via a side door. A generous conservatory with double patio doors opens directly to the garden, perfect for entertaining or relaxing. A bedroom with built-in wardrobes and a modern three-piece bathroom complete the ground floor accommodation.

Upstairs, the first floor offers three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes, while a second double and a single bedroom share a three-piece family bathroom with a bath and shower over.

Outside, the rear garden is a true highlight, featuring a patio area, lawn, and vegetable plot. To the side, a detached, heated office space provides an ideal home-working setup, alongside a separate workshop and store room.

To the front, there is ample off-street parking via a double driveway leading to the entrance.

This property offers impressive flexibility, generous space, and a peaceful setting close to local amenities — a true hidden gem. Early viewing is highly recommended.





EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		75
	48	

England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC



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