



42 Atherstone Road

Measham | DE12 7EG | Guide Price £425,000

ROYSTON
& LUND

- Guide Price £425,000 - £450,000
- Ample Size Kitchen
- En-suite & Multiple Bathrooms
- Conservatory & Vast Garden
- EPC Rating - E
- Four Bedroom Detached
- Separate Living & Dining Rooms
- Ground Floor WC & Utility
- Driveway can Accomodate Multiple Vehicles
- Freehold / Council Tax Band - C





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Royston & Lund are delighted to present this charming four-bedroom detached home.

Upon entering, you're welcomed into a classic interior where rich, walnut window frames, skirting, and detailing set a refined tone. The traditional lounge and formal dining room are full of character, boasting stained glass accents and ornate chandeliers that reflect a timeless sophistication.

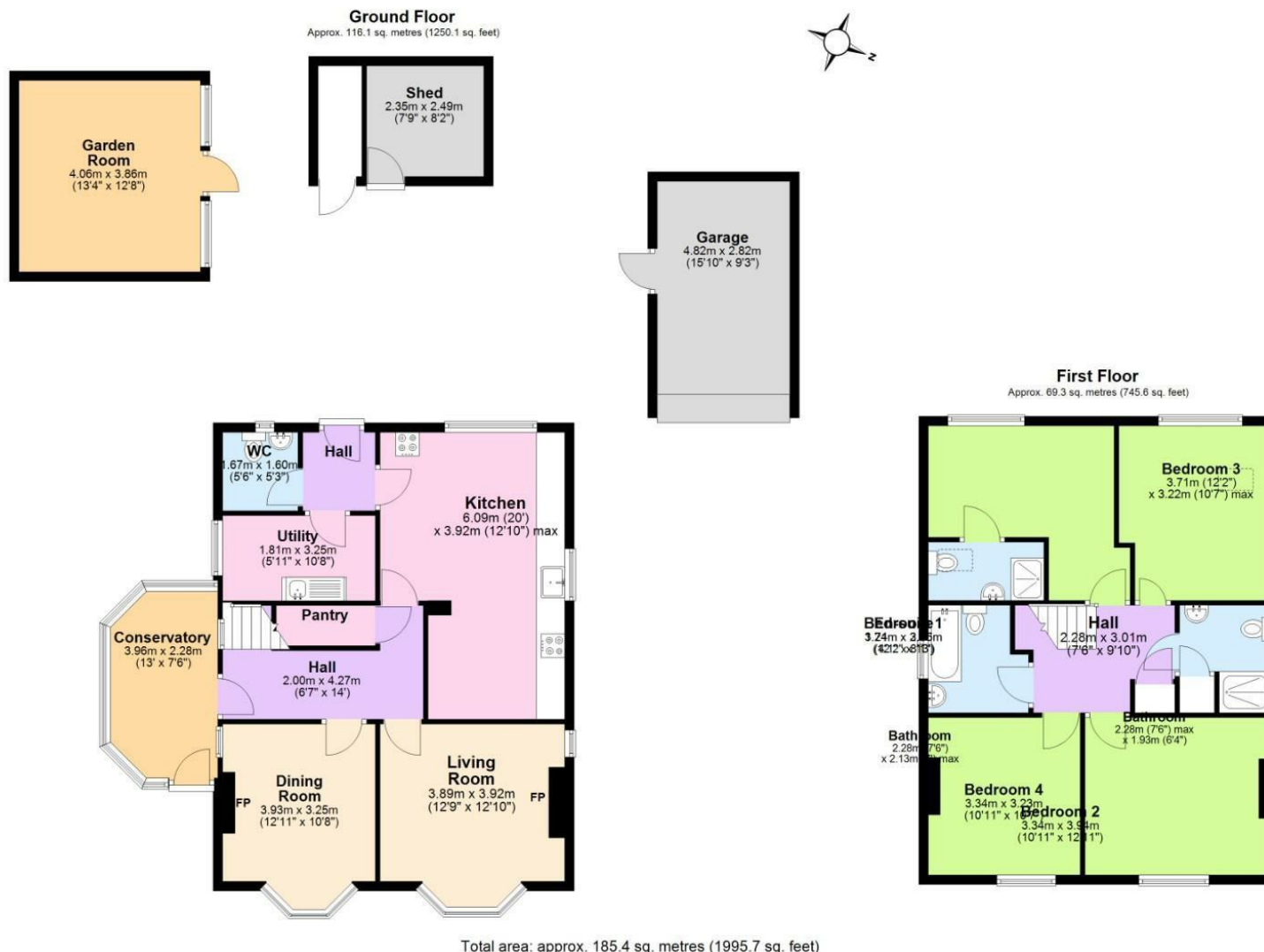
At the heart of the home, the kitchen is styled in a neutral shaker finish, featuring a range cooker, wooden flooring, and ample space for both cooking and entertaining. Adjacent to the kitchen, you'll find a ground-floor WC and a practical utility room, seamlessly connected for day-to-day convenience.

The upper level hosts four generously sized bedrooms, including a master with en suite, complemented by two additional bathrooms.

Outside, a long, gated driveway provides privacy behind secure gates and tall, mature conifers. Plenty of parking for multiple vehicles that leads to a detached garage. The rear garden is equally expansive, bordered by conifers and featuring a large, well-maintained lawn—perfect for families, pets, or those who enjoy outdoor entertaining.

This home offers space, privacy, and character in abundance—a standout property for those seeking both traditional charm and everyday practicality.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E	53	
(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		

England & Wales EU Directive 2002/91/EC

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