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2 Atherstone Road

Measham | DE12 7EG | Guide Price £280,000

ROYSTON
& LUND

- Guide Price £280,000 to £290,000
- Open Plan Living/Kitchen/Diner
- Office with Separate Entrance and WC
- Double Garage and Driveway for 3/4 Cars.
- EPC Rating D // Council Tax Band B
- A Beautifully Presented and Extended Three-Bedroom Semi-Detached Home
- Family Bathroom & Downstairs WC
- South West Facing Garden
- New Boiler // RE- Wired // New Double Glazed Windows Throughout
- Freehold





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A beautifully presented and extended three-bedroom semi-detached home, offered in turnkey condition and designed for modern open-plan living. Ideally situated close to picturesque countryside walks, the property also benefits from a south-west facing garden, perfect for enjoying afternoon and evening sunshine.

The ground floor has been thoughtfully extended to create a stunning, bright, and airy open-plan living space. The contemporary kitchen is fitted with a range of sleek units and features a central island with an integrated hob. Additional highlights include a fitted double oven and a selection of built-in appliances. Velux windows flood the space with natural light, while double patio doors provide seamless access to the garden. A convenient downstairs WC completes the main living area.

Also on the ground floor is a versatile office space with its own private entrance and WC, currently used as a hair salon—ideal for those seeking a home business setup or additional workspace.

Upstairs, the property offers three well-proportioned bedrooms, all served by a modern family bathroom.

Externally, the south-west facing garden features a patio area and lawn, creating an ideal space for relaxation and entertaining. The property also benefits from a detached double garage and off-road parking for two vehicles.

Measham provides a range of local amenities, including shops, a primary school, doctors' surgery, library, and sports centre. With easy access to countryside walks and nearby National Forest attractions, this home is perfectly suited for first-time buyers and growing families alike.

The property has under gone some major refurbishment including a new boiler and heating system including underfloor heating, re wiring and replacement double glazed windows.

For more information: https://reports.sprift.com/property-report/?access_report_id=5238044





Total area: approx. 132.2 sq. metres (1422.9 sq. feet)

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) 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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