


# 107A Bosworth Road

Measham | DE12 7LQ | Offers In The Region Of £285,000

ROYSTON & LUND

- Offers In The Region Of £285,000
- Three-Bedroom Detached House
- Modern Family Bathroom
- South Facing Garden
- Council Tax: C // EPC: B
- NO UPWARD CHAIN
- Spacious Open Plan Kitchen/Dining Room
- Ground Floor WC
- Ample Off-road Parking
- Freehold

















** Offers in the region of £285,000 ***

Royston & Lund are delighted to present this modern and well-presented three-bedroom detached family home. Situated in a convenient residential location close to numerous local amenities, schools and transport links, this attractive property offers spacious accommodation throughout alongside a beautifully maintained rear garden and ample off-road parking, making it an ideal purchase for families and professional buyers alike.

Upon entering the property, you are welcomed directly into a bright and comfortable living room, providing an inviting space for relaxing and entertaining. To the rear of the property, the spacious open-plan kitchen/dining room offers excellent versatility with generous worktop space, fitted units and ample room for dining, while also benefiting from access out to the rear garden. A convenient ground floor WC further enhances the practicality of the home.

To the first floor, there are three well-proportioned bedrooms, all offering comfortable accommodation and flexibility for growing families, guests or home working. The bedrooms are served by a modern family bathroom featuring a bath with overhead shower.

Externally, the property enjoys a beautifully maintained lawned rear garden with patio seating area, ideal for outdoor dining, entertaining and enjoying the warmer months. To the side, a driveway provides off-road parking for three vehicles.

Combining stylish interiors, practical living space and an excellent location close to a wide range of amenities, this superb detached home represents a fantastic opportunity for buyers seeking a ready-to-move-into family property. Early viewing is highly recommended.

For more information: https://reports.sprift.com/property-report/?access_report_id=5297467

Freehold

## Ground Floor

Approx. 37.5 sq. metres (403.3 sq. feet)




## First Floor

Approx. 37.5 sq. metres (403.3 sq. feet)



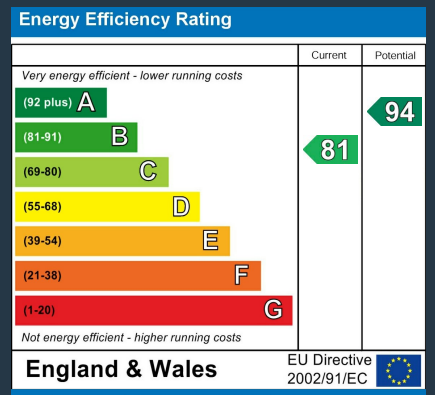

Total area: approx. 74.9 sq. metres (806.6 sq. feet)

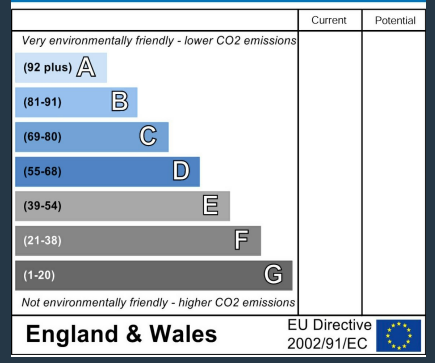
The Property Ombudsman

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THE GUILD PROPERTY PROFESSIONALS

## EPC




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