



## Burton Road

Measham

£170,000





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## Tenure

Freehold

## Accommodation Details:

### External & Approach

With wrought iron gates leading to a tarmac driveway with parking for two cars to the left-hand side and a low maintenance courtyard style front garden behind a low retaining wall to the right hand side, there is a wooden pedestrian access gate leading through to the back garden. All windows are white UPVC double glazed and there is a white UPVC front door leading into the entrance hallway.

### Hallway

With a central heating thermostat, a radiator and stairs off to the first floor accommodation.

### Lounge

10'7" x 13'8" (3.24m x 4.19m)

With traditional style diamond effect contrasting tiled flooring, the main focal point of this room is the feature fireplace with a fully working open fire. You will also find; a high-level picture rail, a window to the front aspect with a radiator below, the main telephone point, a TV aerial point and a door leading through to the hallway.

### Kitchen

14'0" x 10'4" (4.29m x 3.16m)

Having a fully working fire and chimney, the kitchen is fitted with wooden units with antique style door furniture, composite off-white worktops with ceramic splash-back tiles above and spaces for two appliances below. There is also a space for a free-standing cooker with an extractor fan above, space for a large free-standing fridge freezer, a large window to the left-hand aspect, a stainless steel sink, drainer and chrome taps, one radiator, the property 'Ideal Logic' mains gas boiler (installed May 2022) and the main central heating control panel. There is a large walk-in under-stairs pantry cupboard with fitted shelves and a low level cupboard which houses the electricity meter and the consumer unit.

### Bedroom Three

12'9" x 12'0" (3.89m x 3.67m)

In the extended part of the property, the bedroom and en-suite could provide an annex arrangement if required. With a generous size double bedroom with a large sliding door and window over looking the back garden, there is a large window to the left-hand aspect with a central heating radiator below, four wall lights and an opening through to the en-suite.

### En-suite

9'1" x 3'10" (2.78m x 1.19m)

Recently re-fitted with modern light grey stone effect ceramic tiles to the floor, the spacious en-suite comprises; a large walk-in wet room shower with fully tiled walls in beige stone effect with a wall mounted electric shower and riser. You will also find a white pedestal sink with chrome taps and a low-level WC with chrome push flush. There is an extractor fan and one radiator.

### Rear Lobby

With wood effect flooring, a ceiling mounted smoke detector, one radiator, an opening through to the kitchen and a door through to the third bedroom and en-suite.

### Stairs & Landing

With a window to the left-hand aspect, allowing natural light to flood into the landing area, one radiator and there is a large access hatch to the loft space with a pull-down ladder. Subject to the usual planning permissions and building regulations, the spacious open loft space provides good potential for conversion into additional living space.

### Bedroom One

14'2" (max) x 10'7" (4.34m (max) x 3.25m)

A double bedroom to the front of the property with built-in wardrobes either side of the chimney breast, a window to the front aspect with a radiator below and a recess above the stairwell with a chest height storage space and there is another small access hatch to the loft space.

Tel: 01530 271313

### Bedroom Two

6'11" x 13'5" (2.13m x 4.09m)

A good size single bedroom to the right rear of the property with a window over looking the back garden and there is one radiator.

### Family Bathroom

6'9" x 10'4" (2.06m x 3.17m)

A generous and bright bathroom with wood effect lino flooring, a panelled pale pink bath with chrome handles, chrome taps and ceramic splash-back tiles, a white low-level WC with dual push flush and a white pedestal hand wash basin with chrome taps and splash-back tiles. You will also find; a large privacy window to the rear with a radiator below, a full height storage cupboard which houses the hot water tank and there are wooden slatted shelves.

### Rear Garden

The property enjoys an exceptionally large garden which is not overlooked at the back and is mainly laid to lawn with a central paved path leading to the rear, where you will find another large patio area, and brick outbuilding with two storage compartments, a greenhouse with power supply and lighting and two

wooden sheds. Outside the rear lobby door is a paved patio area which is wide enough to create additional parking space if required.

Local Authority & Council Tax Band  
North West Leicestershire District Council  
Band A

Post Code For Sat Navs  
DE12 7NH

### Out Of Hours Contact Arrangements

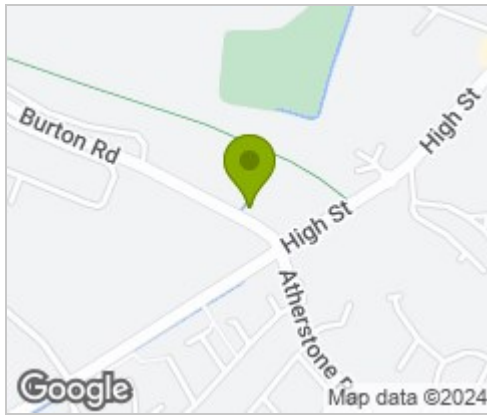
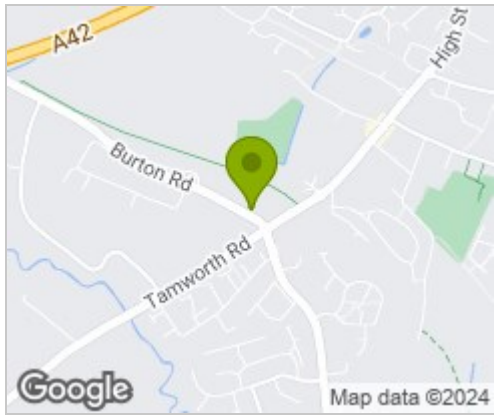
You can email us via our website, or you can 'Live Chat' via our website 24/7

### Property To Sell?

We are happy to provide a free valuation and explain how we combine our personal service with the use of the latest technology to achieve impressive and satisfying results for our customers.







GROUND FLOOR  
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR  
330 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA: 863 sq.ft. (80.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Council Tax band: A. Tenure: Freehold**

### Viewing

Please contact our Howland Jones Office on 01530 271313 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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