

Rowancroft, High Street Measham, Derbyshire, DE12 7HR

HOWKINS & HARRISON

Rowancroft,
High Street Measham,
Derbyshire, DE12 7HR

Guide Price: £525,000

Set within the heart of Measham village, occupying a generous 2.14 acre plot, this four bedroom detached property offers a wealth of opportunity to create a "one of a kind" family home.

Boasting over ,200 sqft of living accommodation in brief comprising: hallway, 22ft lounge, separate dining room, breakfast kitchen with rear porch, pantry and WC off. To the first floor are four double bedrooms, two with fitted furniture and a family bathroom.

Externally the property really comes to life with it's wrap around gardens and adjoining land, alongside a range of outbuildings including a double garage.

An internal inspection is highly recommended to appreciate the full potential of this property.



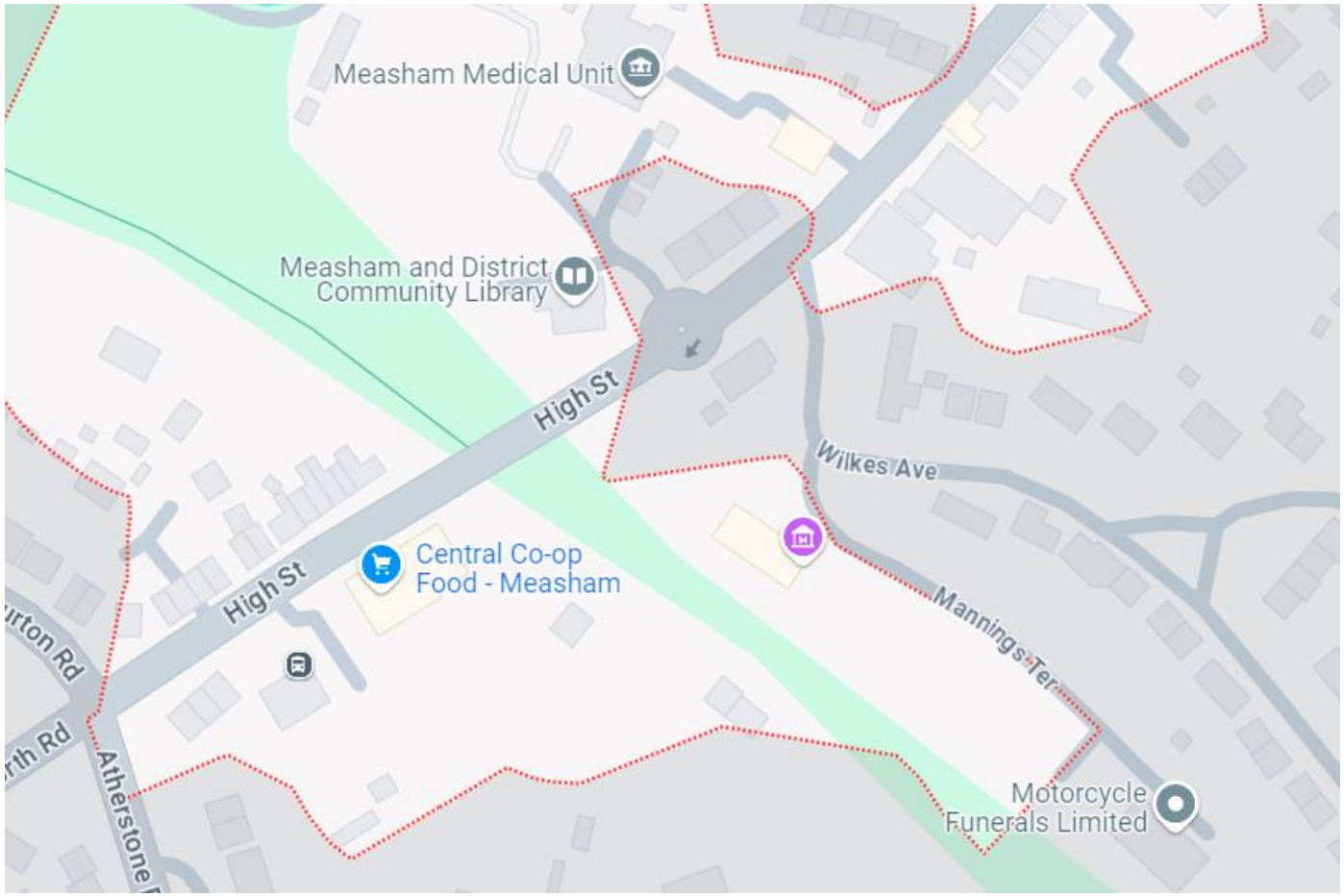




Location

Measham is situated 3 miles south west of Ashby De La Zouch on the Leicestershire and Derbyshire borders, with an excellent transport network that links the A42 dual carriageway to the M1 motorway corridor and East Midlands conurbations beyond. Birmingham, Nottingham, Derby and Leicester are all within commuting distance together with Nottingham East Midlands airport and Birmingham International airport. Main line rail links to London are also well catered for.

Measham has continued to grow with both established local industries and housing. Leicestershire County Council over recent years have renovated the old station building as part of the Ashby Canal restoration project and it is now used as Measham Museum. The village offers a wealth of local facilities including its own leisure centre with a gymnasium and football grounds, a village doctor's surgery, a library and public houses. There are numerous shops on the High Street including Co-operative and Tesco mini-supermarkets within walking distance. Measham also has two primary schools and the village comes in to catchment area for Ibstock Community College.



Accommodation Details - Ground Floor

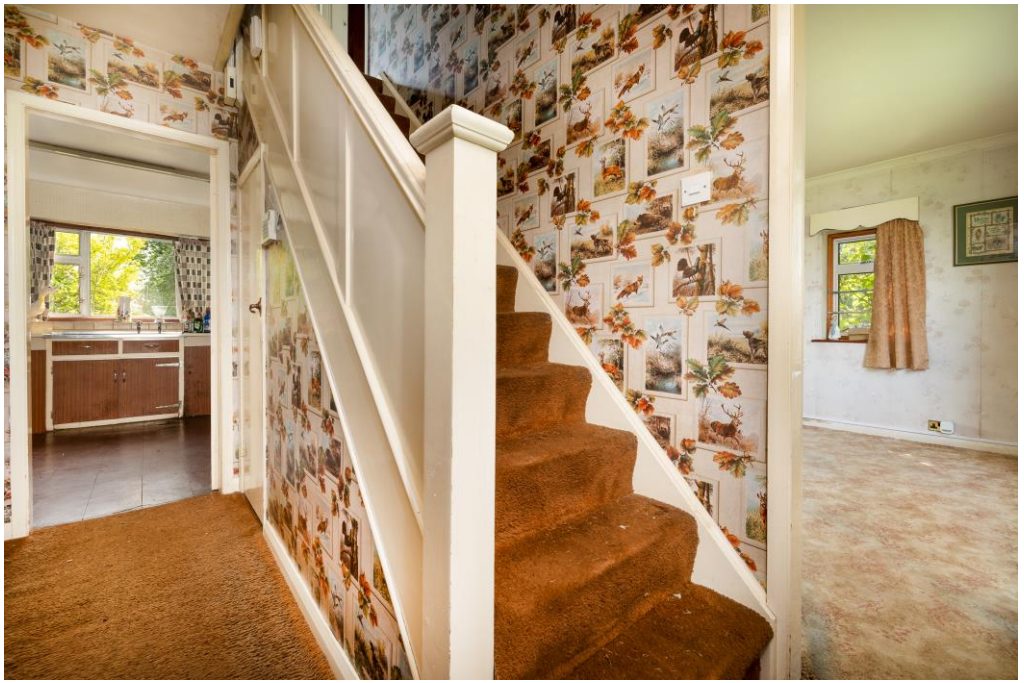
From the front elevation the property leads into a good sized reception hall with doors allowing access across all of the ground floor accommodation. To the right is a generously sized reception lounge that offers dual aspect views overlooking both the front and rear gardens and to the left of the hallway is a second versatile reception that could be used as a formal dining room, study or play room. To the rear of the property is a good sized fitted kitchen with pantry cupboard and WC off as well as a porch providing rear access.

First Floor

A single flight staircase rises from the entrance hallway onto the first floor landing where you will find all four bedrooms and the family bathroom. The bedrooms are all good sized double rooms, two with built in wardrobes, all of which offer differing views of the surrounding plot and gardens. A three piece family bathroom services all four bedrooms.











Outside

Externally the property provides an enviable plot totalling 2.14 acres in whole and mainly consists of gardens and surrounding grassland. In addition there are a range of outbuildings including a double garage.

Development Uplift Clause

The sale of Rowancroft is subject to a development overage of 25% for 25 years. Please ask a member of the team if you require further details.

Tenure & Possession

The property is freehold with vacant possession being given on completion

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Features

- A unique detached property
- Set within a plot totalling 2.14 acres
- Ample opportunity for renovation and improvement
- Ideally located for commuters
- Two reception rooms and breakfast kitchen
- Four double bedrooms and family bathroom
- No upward chain
- A rare opportunity to make your mark















Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

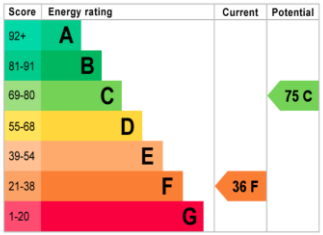
Services

None of the services have been tested. We are advised that mains water, drainage, and electricity are connected to the property. The central heating uses solid fuel and broadband is available but not currently connected.

Local Authority

North West Leicestershire District Council - Tel:01530-454545

Council Tax – D



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Land App



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

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