

2, Uplands Road, Measham, Derbyshire, DE12 7HL

HOWKINS & HARRISON

2, Uplands Road,
Measham,
Derbyshire, DE12 7HL

Offers in excess of: £299,950

Situated on an enviable corner plot, this well-presented detached family home offers spacious and versatile accommodation extending to 1213 sqft, complemented by a generous block paved driveway and integral garage.

The property features a large open-plan living/dining room, a fitted kitchen with adjoining ground floor WC, and a bright conservatory overlooking the rear garden. To the first floor are four bedrooms and a modern shower room, providing comfortable family living throughout. Externally, the property benefits from a private rear garden with decked seating area, ideal for outdoor entertaining.

Features

- Enviable corner plot position within an established residential area
- Spacious detached family home extending to 1213 sqft
- Large open-plan living and dining room
- Four well-proportioned bedrooms to first floor
- Generous block paved driveway providing ample parking
- Excellent location for commuters with easy road links















Location

Situated within a modern residential development on the outskirts of Measham, this property enjoys a pleasant and slightly tucked-away position, benefitting from open aspects to both the front and rear. Measham is a well-served National Forest village offering a range of everyday amenities including shops, cafes, a supermarket, medical facilities and schooling at both primary and secondary level. The village is ideally placed for commuters, with excellent access to the A42 linking to the M42, providing convenient routes to Birmingham, Leicester and beyond. Nearby Ashby-de-la-Zouch offers a more extensive range of facilities including well-regarded schooling, restaurants and leisure options.

Distances:
Ashby-de-la-Zouch – 3 miles
Burton upon Trent – 9 miles
Tamworth – 11 miles
Derby – 15 miles
East Midlands Airport – 13 miles
Birmingham Airport – 27 miles









Accommodation Details – Ground Floor

The property is approached via a generous block paved driveway, providing ample off-road parking and access to the integral garage. Entering through the front door, you are welcomed into the entrance hall, with stairs rising to the first floor and access to the principal ground floor accommodation. Positioned to the front of the property is the main living room, a well-proportioned and inviting space enjoying good natural light. This flows through into the dining area, creating a spacious open-plan living and dining room, ideal for both everyday living and entertaining. From the dining area, double doors lead into the conservatory, which overlooks the rear garden and provides an additional bright and versatile reception space. The kitchen is located to the rear of the property and can be accessed from both the hallway and the dining area. It is fitted with a range of wall and base units, offering ample storage and preparation space. The kitchen also benefits from a door leading out to the rear garden, along with internal access to the integral garage which would allow for the creation of a utility area too. A ground floor WC completes this floor.

First Floor

To the first floor, the landing gives access to four bedrooms, offering flexibility for family living, guests or home working. These are served by a modern shower room, fitted with a contemporary suite

Outside

Externally, the property occupies an enviable corner plot, with a private rear garden featuring a decked seating area, ideal for outdoor entertaining. To the front, the substantial block paved driveway provides ample parking and leads to the integral garage.

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.









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.

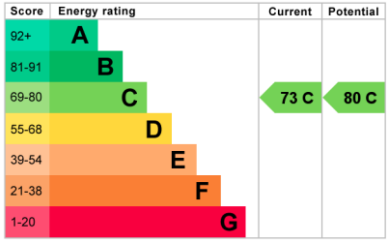
Services

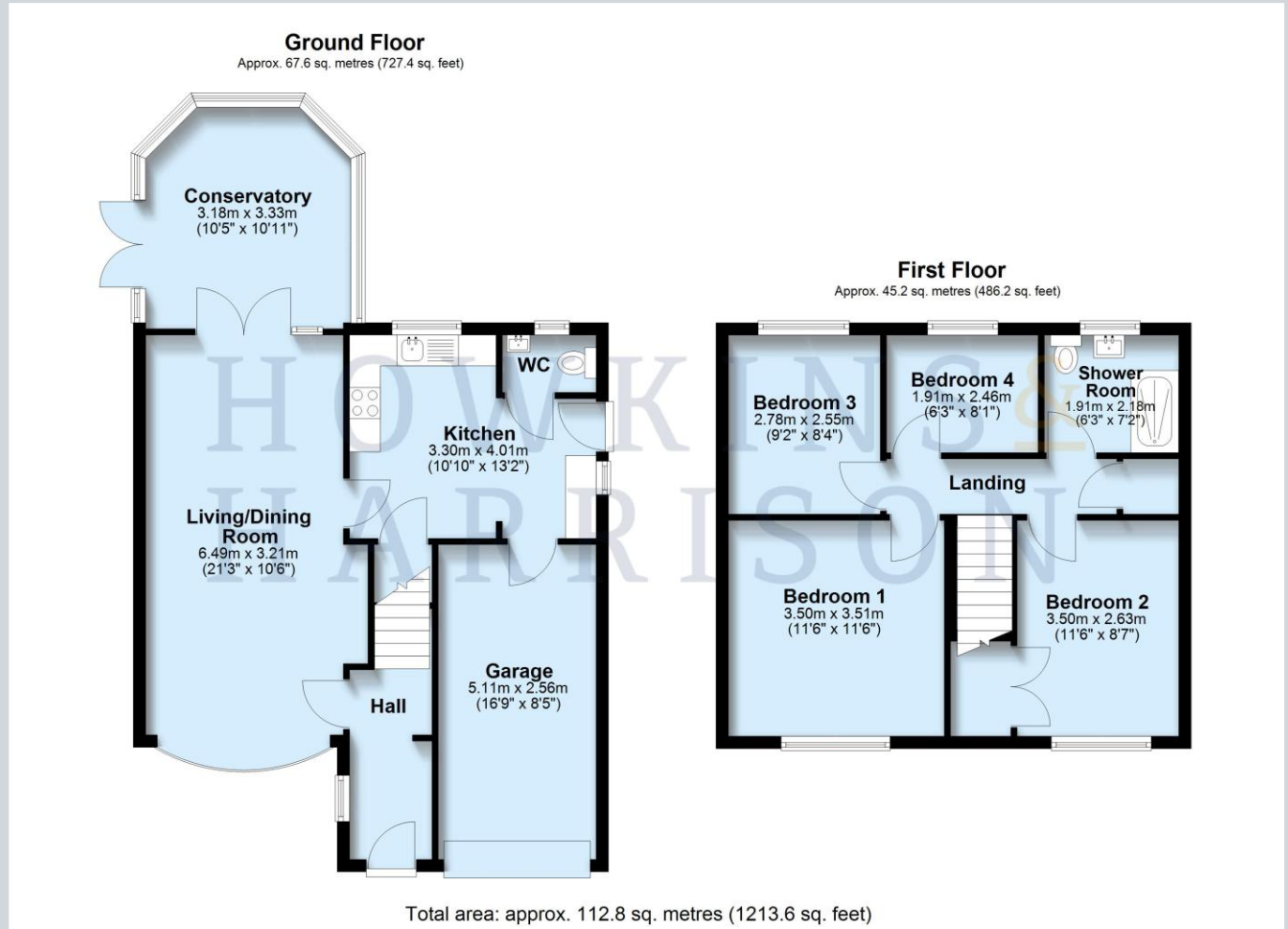
None of the services have been tested. We are advised that mains water, drainage gas and electricity are connected to the property. The central heating is gas fired with the a newly installed boiler in 2025.Broadband is connected.

Local Authority

North West Leicestershire District Council - Tel:01530-454545

Council Tax Band - D





Howkins & Harrison
58 Market Street, Ashby de la Zouch,
Leicestershire LE65 1AN

Telephone 01530 410930
Email ashbyproperty@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

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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