



**HOWLAND
JONES**
Estate Agent



24 Bosworth Road

Measham, DE12 7LG

Offers In Excess Of £110,000



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External & Approach

The property can be accessed via the front door which leads into the lounge, or round the side passage way and via the side entrance into the kitchen diner. The side access has an external security light and an outside cold water tap.

Lounge

13'8" x 12'2" (4.19m x 3.71m)

Upon entering the property via the wooden front door, you will find a spacious lounge with a lovely traditional ornamental fire place with a solid wood surround and a quarry tiled hearth. It is currently fitted with an electric wood burning stove effect fire. The flooring is stripped wooden boards and there is a low level cupboard housing the meters and the fuse board. There is a high level picture rail, decorative coving to the ceiling, a TV aerial point, a telephone point, two central heating radiators and a double glazed UPVC window to the front elevation. There is a traditional wooden door with frosted patterned glazed panels leading through to the kitchen diner. In the small lobby between the lounge and the kitchen diner is an under-stairs storage cupboard.

Kitchen Diner

16'2" (max) x 12'2" (max) (4.95m (max) x 3.73m (max))

This property offers excellent living space with a large kitchen diner which is fitted with a range of base and wall units in painted mid-grey with worktops partly fitted in a white marble effect and partly with a charcoal mottled finish. There is a full height fitted unit which is designed to house a fridge freezer. Above the work tops are beige and brown diamond fitted wall tiles and there is a black composite sink with drainer and an antique style brass mixer tap. You will also find a delightful ornamental fire place and a space for a free-standing cooker with a fitted extractor hood above. There are cream ceramic tiles to the floor and leading out to the side access is a white UPVC double glazed door with frosted courtesy glass to the top half. There is also a double glazed UPVC window to the left hand aspect, there is decorative coving to the ceiling and one central heating radiator.

Stairs & Landing

Fitted with a natural wooden door from the kitchen and a wooden hand rail rising up to the first floor accommodation.

Master Bedroom

13'8" x 12'4" (4.19m x 3.77m)

At the front of the property you will find a spacious master bedroom with a built-in storage cupboard which houses the gas boiler and has a wooden slatted shelf. There is a traditional wooden door, a TV aerial point, two telephone points, an access hatch to the loft space, a double glazed UPVC window to the front elevation, decorative coving to the ceiling and one central heating radiator.

Bedroom Two

10'2" x 7'2" (plus alcove) (3.12m x 2.20m (plus alcove))

At the rear of the property, you will find the second bedroom that has a traditional wooden door, stripped wooden floor boards, two double glazed UPVC corner windows and one central heating radiator.

Family Bathroom

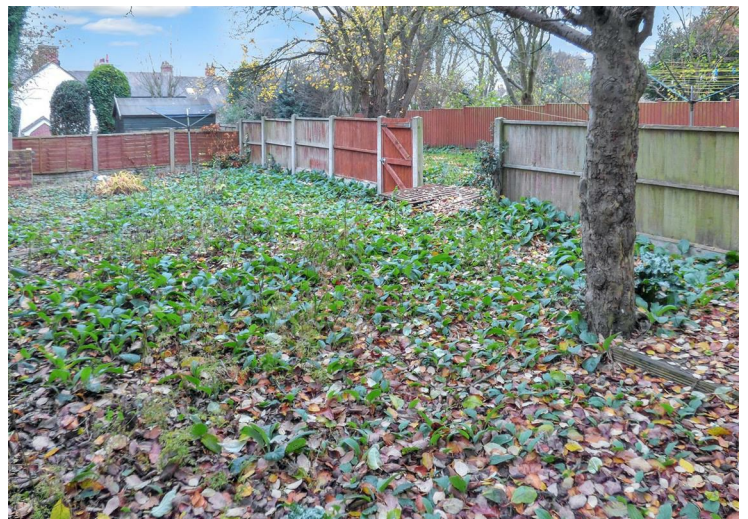
12'6" x 5'8" (3.82m x 1.73m)

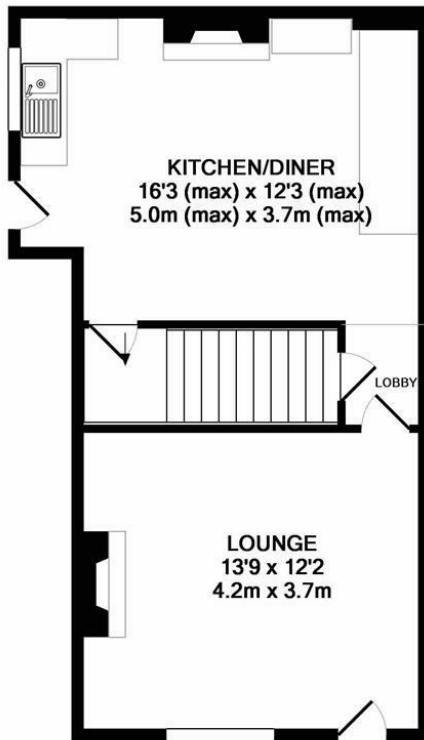
There is a charming traditional style family bathroom with a natural wooden door with glazed panels and a white suite comprising; a bath with antique style chrome mixer and shower head, a wall mounted chrome shower and white tiles around, a glass and chrome shower screen, a low level WC with a chrome and white handle and a pedestal sink with chrome hot and cold taps and white splash back tiles. The flooring is white painted floor boards and you will also find an extractor fan, decorative coving to the ceiling, a double glazed UPVC window to the left hand aspect with frosted courtesy glass and one central heating radiator.

Rear & Garden

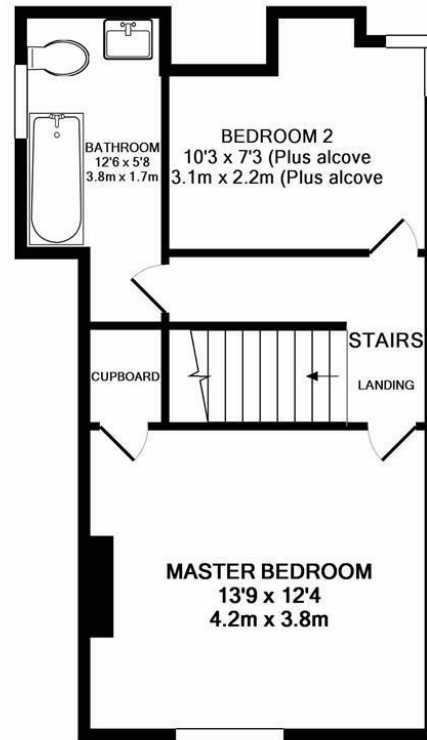
The property has a good sized enclosed rear garden which is separated from the house by a shared pathway and benefits from a brick outbuilding and is not overlooked at the back. Whilst the garden would love a little TLC, it is a blank canvas and could be made into a lovely private space.

Tel: 01530 271313





GROUND FLOOR
APPROX. FLOOR
AREA 416 SQ.FT.
(38.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 400 SQ.FT.
(37.2 SQ.M.)

BOSWORTH ROAD, MEASHAM, DE12 7LG
TOTAL APPROX. FLOOR AREA 816 SQ.FT. (75.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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

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) A			
(81-91) B			
(69-80) C			
(55-68) D		68	75
(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		62	71
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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