



Rosebank View  
Measham  
DE12 7PB

£295,000

OVERLOOKING FIELDS to the rear, this modern 4 bedroom, 2 bathroom detached property is the PERFECT FAMILY HOME with a spacious WELL PRESENTED interior, including a LARGE LIVING KITCHEN with conservatory, main bed en-suite, private rear garden, TRIPLE WIDTH DRIVEWAY, single garage & NO CHAIN



# Property Features

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- Detached Home
- Well Presented
- 1501 sq ft
- Private garden
- Single Garage
- 4 Bedrooms
- 2 Bathrooms
- Dining Kitchen
- Conservatory
- No Chain

# Full Description

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Forming part of the popular Orchard Way development, lying off Blackthorn Way and with fields to the rear, this is a wonderful opportunity to acquire a modern 4-bedroom detached family home that affords a spacious well presented interior extending to 1501 sq. ft incl the garage.

With an efficient gas fired central heating system and UPVC double glazing throughout, the property is both energy efficient and low in maintenance enjoying an excellent EPC rating of C. Internally the property has been carefully maintained and is further complemented by the conservatory overlooking the rear garden and triple width parking on the driveway.

A deep welcoming entrance hall awaits as you enter, cloakroom/wc, lounge with fireplace, whilst the open plan living kitchen at the rear is very much the heart of the home,

including a stylish fitted kitchen with integrated appliances, sitting area, conservatory and a separate utility room. On the first floor are four good sized bedrooms including the main bedroom with en-suite shower and finally the main family bathroom completes the first floor.

With a deep frontage, there is ample parking for three cars at the front with access to the single garage. To the rear is a delightfully enclosed and private rear garden, adjoining fields to the rear the garden retains a high degree of privacy whilst enjoying a sunny aspect.

Perfectly positioned on Rosebank View, just off Blackthorn Way on the popular Orchard Way development on the fringe of Measham village centre, the property is conveniently located for all the local shops and access to the M42.

Measham boasts an excellent range of local shops including a popular Tesco Express & Co-op, highly regarded junior school also within Ashby school's catchment, regular bus services and within 1 mile of the M42. Both Ashby de la Zouch & Market Bosworth are close by with Tamworth, Birmingham, Leicester, Coventry & Nottingham all within 1 hours drive, together with the scenic National Forest with Hicks Lodge, Moira Furnace and Conkers all close by.

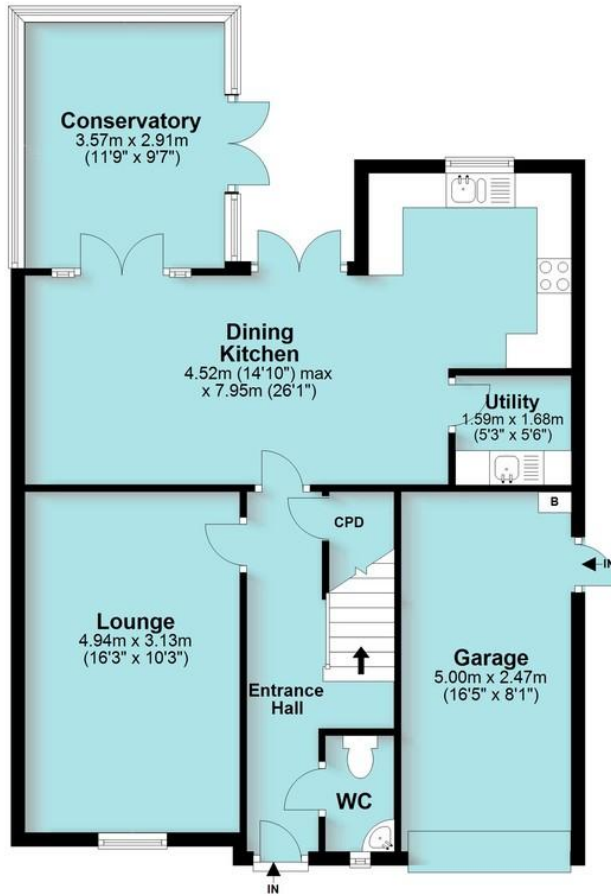
**TENURE** The property is Freehold

**COUNCIL TAX** The property is in Band E





## Ground Floor



## First Floor



Total area: approx. 139.5 sq. metres (1501.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements