



# 9 Pickerings Avenue

, Measham, DE12 7SB

## Price Guide £300,000

\*\*\* GUIDE PRICE - £300,000-£310,000 \*\*\*

Positioned on a generous corner plot within one of Measham's most desirable developments, this superb three-bedroom detached family home offers well-balanced accommodation, a private garden, and excellent parking options, including a detached single garage.

The property welcomes you with a bright and airy entrance hall leading to a downstairs cloakroom, a spacious dual-aspect reception room, and a contemporary dining kitchen – the perfect space for both everyday family living and entertaining. A separate utility room provides additional practicality.

Upstairs, the home continues to impress with three well-proportioned double bedrooms. The principal bedroom benefits from fitted wardrobes and a modern en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom.

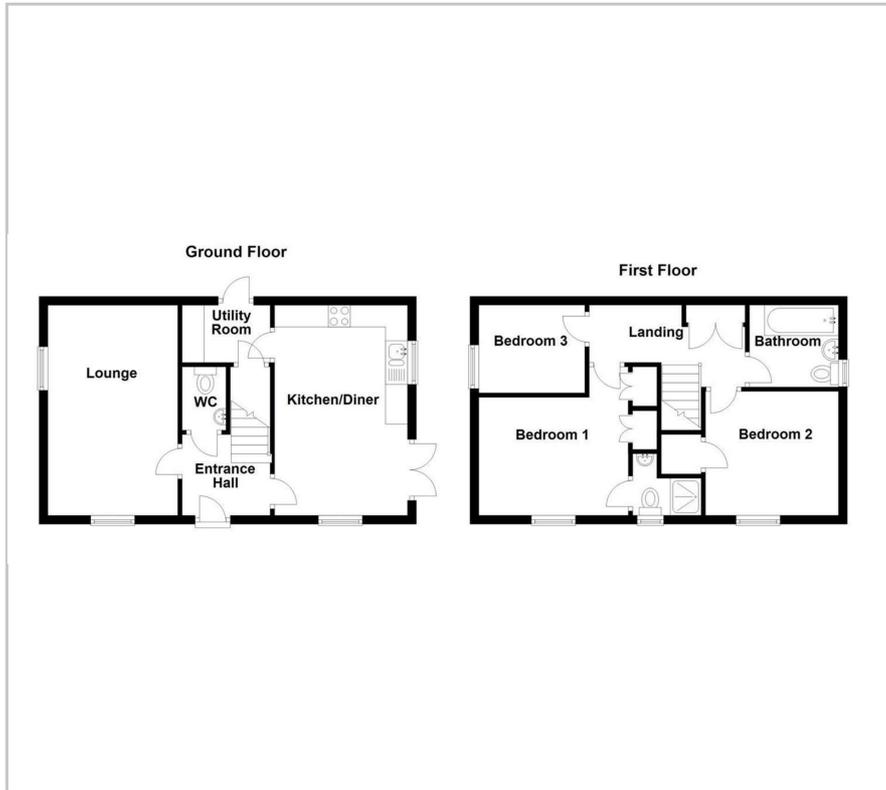
Externally, the house enjoys off-road parking to the side elevation, a detached single garage, and a beautifully maintained rear garden that is both private and non-overlooked – ideal for

### Viewing

Please contact our Berkley Leicester Office on 0116 2544755 if you wish to arrange a viewing appointment for this property or require further information.



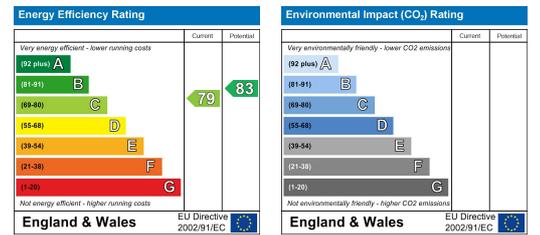
# Floor Plan



# Area Map



# Energy Efficiency Graph



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