

Wordsworth Way

Measham, Swadlincote, DE12 7ER



Set on a lovely, levelled garden plot on the sought after Poets Estate, this traditional bungalow offers excellent potential to personalise and create your forever home! Offered with no upwards chain.

£219,950

John German

Measham is a village in Leicestershire and is close to the Staffordshire and Derbyshire border, located just off the A42 Junction 11 south of Ashby-de-la-Zouch. The village lies at the heart of the National Forest and close to Willesley Grounds which has a fishing lake and scout campsite. The village has a busy High Street with many shops, an excellent local primary school and leisure centre.

Accommodation

The property sits nicely on its great-sized garden plot with neat, lawned fore gardens flanked by flower borders and a driveway provides plentiful parking and access to a detached, brick -built garage and gated side access leads you around to the rear.

Step inside the property and the entrance porch provides access through into an inner central hallway which has two built-in cupboards and doors leading off. Most of the bedrooms in the bungalow are double in size, with the bedroom one lying to the front and bedroom two looking across the rear.

The bathroom is fitted with a stand-alone shower with luxury shower above, WC and wash hand basin, plus complimentary tiling to the walls.

The lounge is a great size, being of dual aspect having a bay window and ample space for a dining table alongside a sitting area.

The kitchen is fitted with a range of base and wall mounted cupboards, with a double sink unit, complimentary tiling, a window to the rear and a door leading out.

The rear gardens are laid mainly to lawn with plenty of borders, a timber shed and personnel door providing access to the garage which has an up-and-over front entrance door, light, power points and a window to the rear.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

www.gov.uk/government/organisations/environment-agency

www.nwleics.gov.uk/pages/view_planning_applications

Our Ref: JGA/10122021

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band C







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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Referral Fees

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