

Terracotta Mews

Measham, Swadlincote, DE12 7BT



A stylish and spacious home with a contemporary interior set over three floors offering 1130 sq.ft or thereabouts of living space in this ever popular village location.

£265,000



John German

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

Benefitting from the remainder of its NHBC warranty, this recently built family home is one not to be missed! Lying behind a classic black panelled door is a stylish contemporary property and leading off the hallway is a useful guest's cloakroom whilst to your right a well-proportioned living room has a walk-in bay fronted window, further side window and a useful under stairs cupboard.

The inner lobby has stairs leading off and a door opening to reveal a stunning high gloss modern fitted kitchen wrapping around three sides with integral appliances comprising integral gas hob with hood above, oven beneath, dishwasher, fridge freezer and washing machine. This open plan room runs full width of the home and French doors lead out to the rear garden.

On the first floor there are two great double bedrooms and a very well-proportioned family bathroom finished in white.

An inner landing has a turning staircase that leads to the excellent principal bedroom penthouse style suite with a vaulted ceiling, dual aspect windows, sitting area and the benefit of its own private en suite shower room.

Outside, the property sits on a private drive location with long drive approach providing plentiful off road parking and access to a single garage. Gated side access leads you to the rear where lies a paved patio and lawned garden.

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.

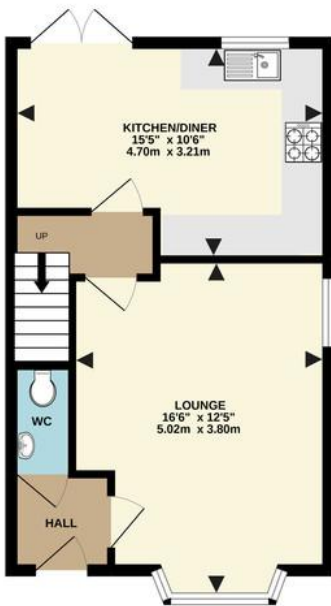
Useful Websites: www.nwleics.gov.uk

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

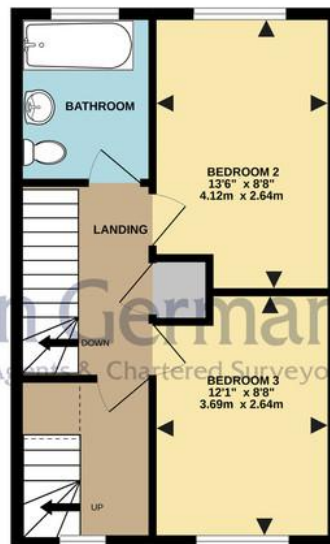
Our Ref: JGA/17012022

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

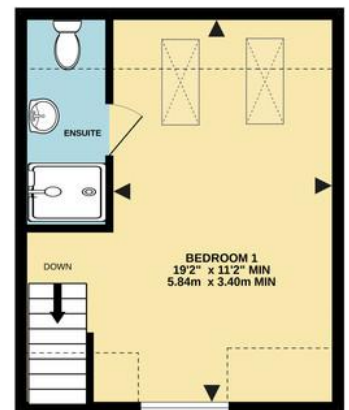
GROUND FLOOR

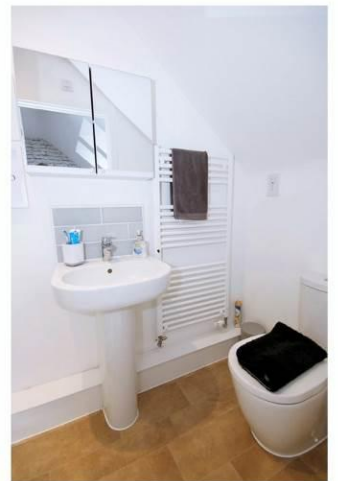


1ST FLOOR



2ND FLOOR







Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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