

Abney Drive

Measham, Swadlincote, DE12 7HQ



Modern, detached bungalow in this POPULAR VILLAGE LOCATION, offered for sale with NO UPWARD CHAIN and highlights including three bedrooms, family bathroom, lounge, kitchen, and a good sized garden with GARAGE TO THE REAR.

£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.

The bungalow sits back behind a lawned fore garden with pathway approach.

The entrance hall leads you to the light and sunny, dual aspect living room with kitchen adjacent, fitted with a range of base and wall mounted cabinets along two walls with complimentary countertops, an inset sink unit and tiled splashbacks. There are also appliance spaces, together with a door leading to the side porch giving access to both the front and rear elevations.

Leading off the inner hallway, you will find there are three bedrooms, all overlooking the rear gardens, alongside a family bathroom finished in white comprising panelled bath with shower over, pedestal wash basin and WC.

Outside to the rear of the property is a patio area and gardens laid mainly to lawn, alongside a detached single garage with personnel entrance door, as well as a front up and over door.

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:

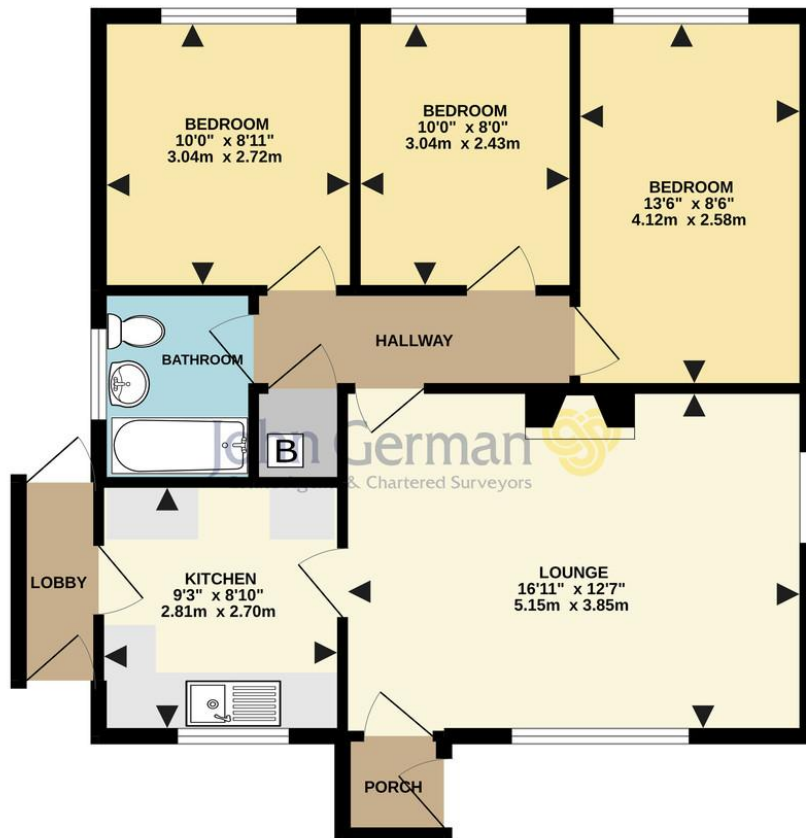
www.gov.uk/government/organisations/environment-agency

www.nwleics.gov.uk/pages/view_planning_applications

Our Ref: JGA/29062022

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

GROUND FLOOR
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA: 701 sq.ft. (65.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



John German
63a Market Street, Ashby-De-La-Zouch, Leicestershire,
LE65 1AH

01530 412824
ashbysales@johngerman.co.uk

Agents' Notes

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