

Wordsworth Way

Measham, Swadlincote, DE12 7ER



This beautifully presented bungalow is definitely one not to be missed! Move in ready with stylish accommodation, lovely kitchen and bathroom, good sized lounge, three bedrooms, private garden, plus driveway with carport and garage.

£260,000

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 Willersley 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 back from the road behind a dwarf wall with screening hedge and driveway providing plentiful parking and access to carport with garage behind.

Set beneath a sheltering canopy porch, entrance door leads you into the reception hall having a useful coat area and inner door leading through to the lounge.

The lounge offers a lovely reception room, having laminate flooring underfoot, dual aspect windows with a picture window to the fore, and an electric flame-effect fire at the focal point.

From here, an inner hallway leads to a superb, modern fitted kitchen fitted with ample base and wall mounted white high-gloss cabinets with contrasting countertops. Complemented by attractive wall and floor tiling, alongside an integral ceramic hob with extractor above, integral oven, plus space for a fridge-freezer and a cupboard with pantry shelving and gas fired central heating boiler. uPVC double glazed door leads out to the side carport.

The property benefits from having three bedrooms which offer multiple uses where required.

There is a lovely sized double bedroom along the rear, overlooking the gardens.

Bedroom two is currently utilised as a dining room, having laminate flooring and patio doors leading directly outside to the rear.

Bedroom three is currently being used as a second sitting room/study room, and again has laminate flooring and window to the front aspect.

The bathroom is well appointed and comprises an oversized shower cubicle with tiled surround and dual shower over, together with a tall ladder-style towel radiator, WC, and a large contemporary vanity hand wash basin with storage beneath.

Outside to the rear of the property is a large, paved patio area perfect for summer entertaining. The garden is laid predominantly to lawn, together with a detached garage to the side having an up and over entrance door, window to the side and personnel entrance door leading within.

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

Our Ref: JGA/11012023

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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



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Agents' Notes

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