

Rosebank View

Measham, Swadlincote, DE12 7PB



Backing onto fields, offered for sale with no upward chain and packed full of potential for improvement, this four bedroom, two bathroom family home offers lounge, dining room, kitchen and plenty of parking with a single garage. Located close to countryside footpaths.

£290,000

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 Willesley Grounds which has a fishing lake and scout campsite. It has a busy High Street with many shops, an excellent local primary school and leisure centre.

Accommodation - The property sits well back from the road behind a lawned fore garden and ample double width driveway providing plenty of parking alongside access to a single integral garage.

Set beneath a canopy porch, a half glazed entrance door opens into a well proportioned reception hallway with guest cloakroom set within. On your immediate right is the fitted kitchen which has base and wall mounted cabinets running along three sides with complementary tiled returns and roll top work surfaces with inset gas hob, extractor above and oven set beneath. There is a tiled floor and front aspect window. An archway leads through to the utility where there are further matching cabinets and two further appliance spaces. A half glazed door leads to outside.

The lounge is set to the rear of the property and overlooks the gardens via the bay French window with double doors leading out to the patio area. Set at the focal point of the room is a feature fireplace with inset living flame gas fire and glazed connecting double doors open through to the separate adjoining dining room which again has views over the rear garden.

Return to the hall and climb the stairs to the first floor where there are four bedrooms, bedrooms two and three have built in wardrobes. Bedroom one overlooks the rear garden and fields beyond, having the benefit of a walk in dressing area flanked on both sides by built in double cupboards. A further door leads to its own private ensuite with corner quadrant shower cubicle, wash hand basin and WC.

Completing the first floor is a fully tiled bathroom fitted with a three piece suite.

Outside to the rear is a full width paved patio area with a lawn beyond. The garden enjoys a great degree of privacy alongside a sunny southerly aspect.

Note: We would advise any interested parties to seek verification as to the HS2 route in relation to this property - go to www.hs2.org.uk

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

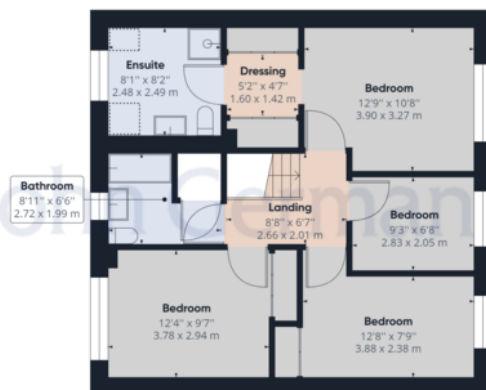
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/06022023

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



Ground Floor



Floor 1

John German

Approximate total area⁽¹⁾

1242.72 ft²

115.45 m²

Reduced headroom

9.83 ft²

0.91 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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