

# Byron Crescent

Measham, Swadlincote, DE12 7EN



A lovely light and bright extended family home offering over 1000 sq.ft of stylish living space. The location is excellent and the gardens enjoy a westerly aspect, perfect for the coming summer barbeques and evenings!

Guide Price £250,000



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The property sits back from the road behind a driveway providing off road parking. You enter into a great sized reception hallway which has stairs leading off. Directly ahead is the lovely modern kitchen which has cabinets wrapping around three sides of the room with complementary timber counter tops. A view from the window overlooks the rear garden.

The lounge runs full depth of the property and is a spacious room that is further enhanced by the extended dining room which has views over the garden and doors leading outside.

Return to the kitchen and a side door accesses an enclosed useful side hallway which has uPVC double glazed doors to the front and rear. It allows access into the utility room and ground floor WC which has been created by conversion of two thirds of the garage. The remaining third still has an up and over door and provides excellent storage.

Return to the hall and ascend the stairs to the first floor where there are three good sized bedrooms and a family bathroom finished in white which has bath, pedestal wash hand basin, WC and a separate shower cubicle.

Outside to the rear as previously mentioned the gardens enjoy a sunny westerly aspect and are laid mainly to lawn with mixed planted borders.

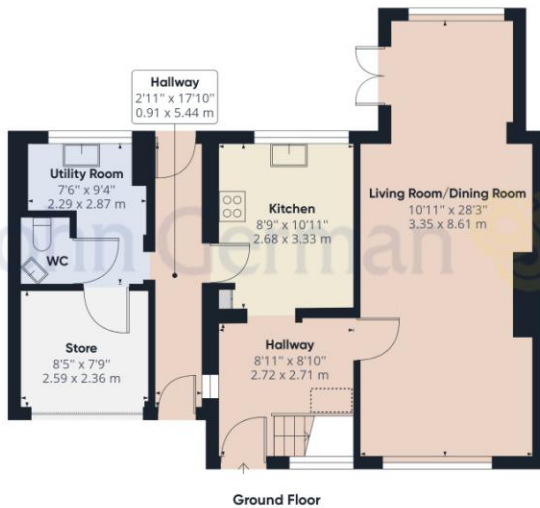
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**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](http://www.nwleics.gov.uk)  
[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/20032023

**Local Authority/Tax Band:** North West Leicestershire / Tax Band B



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Approximate total area<sup>(1)</sup>

1026.49 ft<sup>2</sup>  
95.36 m<sup>2</sup>

Reduced headroom

10.24 ft<sup>2</sup>  
0.95 m<sup>2</sup>

(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		82   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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**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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