

# Abney Drive

Measham, Swadlincote, DE12 7HQ



Lovely bungalow on an excellent corner plot position with neat lawned gardens, secure off road parking and garage to rear, plus a large conservatory. It's a popular village location and has the benefit of no upward chain.

£255,000

John German 

This bungalow stands proud behind a neat lawned garden with planted mature borders, in a very popular residential area in the village of Measham. The property comes to the market with the benefit of no upward chain and particular attention should be drawn to the electric double gates to the rear which provides access to the driveway and single garage.

A pathway approach passes through the gardens to the entrance porch which has an entrance door and inner door into a lovely size lounge which has wide picture bow window the front with a further window to the side and at the focal point of the room is a living flame gas fire. An archway from the lounge leads to a small dining room or study which has window to the rear and double doors through to the conservatory. Having tiled flooring and being brick and uPVC double glazed conservatory, this wonderful room has views over the garden and French doors out to the rear.

Return to the lounge and adjacent you will find there is a kitchen fitted with base and wall mounted units, roll top worksurfaces with one and half bowl sink, space for a washing machine, electric cooker and fridge freezer, tiled flooring, door to the side elevation and window to the front.

Arranged around an inner hallway, you will find there are two double bedrooms. Bedroom one has the benefit of fitted wardrobes with sliding doors and a rear facing window overlooking the garden. Bedroom two, similarly is a small double and has window to the rear.

The bathroom has been fitted with a fully tiled shower room with vanity wash hand basin with storage below, WC, corner quadrant shower with mains shower above, window to side and ladder radiator.

Outside, side access leads you around to the rear of the property and here the gardens have been landscaped for ease of maintenance with various patio areas and gravelled borders. There is a brick built garage with a creteprint driveway which is accessed via the electric double gates to the rear.

**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.

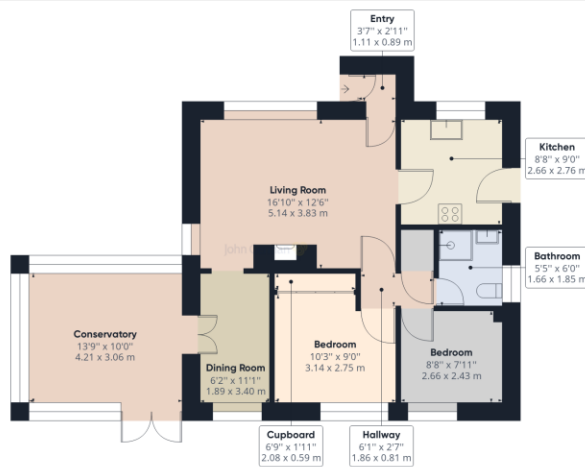
**Useful Websites:**

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

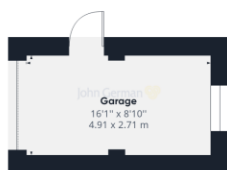
[www.nwleics.gov.uk](http://www.nwleics.gov.uk)

**Our Ref:** JGA/18052023

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



Ground Floor Building 1



Ground Floor Building 2

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**Approximate total area<sup>(1)</sup>**  
915.03 ft<sup>2</sup>  
85.01 m<sup>2</sup>

(1) Excluding balconies and terraces

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









Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	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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