

Fenton Crescent

Measham, Swadlincote, DE12 7EU



Sitting on a lovely level plot, this well maintained village bungalow is just perfect for those seeking single storey accommodation. It offers two double bedrooms, modern shower room and kitchen, plus private pretty gardens with a southerly aspect, long paved driveway, carport and garage.

£240,000

John German 

This super bungalow sits back from the road on the popular Poets estate of the village. The current owners have loved the property, updated its accommodation and have enjoyed the convenience of living in Measham that offers local medical centre nearby and a bustling village high street with many shops close to hand.

The property sits back behind a dwarf height wall with shaped lawned garden and pretty flowering borders, a long block paved driveway provides you with heaps of parking and leads to a carport and detached garage beyond.

The entrance door opens into an entrance porch which in turn leads to a spacious central hallway with all of the living space radiating around. There is an excellent double door storage cupboard with shelving within, further cupboard housing the gas fired combination central heating boiler and practical laminate flooring runs underfoot.

To your right is the first of two double bedrooms, this is the largest and therefore the main bedroom. It is a fantastic size with coving to the ceiling and wide front facing window.

Bedroom two is also a double and has a pleasant aspect overlooking the rear gardens.

There is a well appointed bathroom, fully tiled and featuring a close coupled WC, vanity unit with inset wash hand basin with storage beneath, two ladder style towel radiators and a large oversized shower cubicle with electric shower above.

The kitchen is a modern affair and is fitted with base and wall mounted shaker style cabinets which wrap around the room with roll top work surfaces incorporating stainless steel sink with mixer tap, induction hob, eye level oven, extractor hood set over, space for fridge and freezer, space for washing machine and tiled floor with uPVC double glazed door leading you out onto the rear gardens.

Last but not least is the open plan lounge/dining room which has a bay picture window to the front elevation, sliding patio double glazed doors leading directly out onto the rear patio and gardens and the focal point of the room is a feature living flame gas fire with fire place surround.

Outside to the rear, the gardens enjoy fabulous privacy alongside a southerly aspect with patio area, central lawn flanked by flowering borders, with greenhouse and shed. Gated access leads to the drive and the single garage which has up and over entrance door with light and power.

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

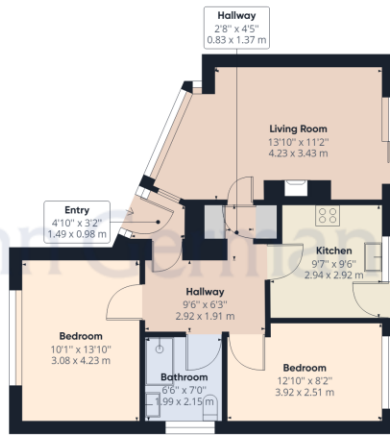
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.nwleics.gov.uk

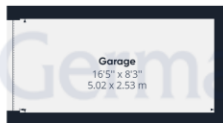
www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/05072023

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



Ground Floor Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾
820.08 ft²
76.19 m²

(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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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