

# Orchard Way

Measham, Swadlincote, DE12 7JZ

John   
German





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Guide Price £400,000

**Modern four double bedroom family home with stylish and versatile living space centred around a breathtaking open plan luxury kitchen and dining room with adjoining sitting/garden room.**

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 double width driveway which provides off road parking. To the side is a large lawned area which could provide further off road parking, if landscaped.

Set beneath a canopy porch a half glazed door opens to reveal a welcoming reception hallway with staircase to the first floor. To your right a door swings open to reveal a lovely sunny and bright living room that has laminate flooring underfoot, coving to the ceiling and a feature flame effect fire at its focal point plus a walk-in front facing bay window.

Returning to the and walk past the stairs and to your left is a useful guest's cloakroom with porcelain polished tiled floor and onwards to the end of the hallway where lies the heart of the home. This beautiful versatile living space is well presented and well proportioned, the large dining area has a tall vertical contemporary radiator and internal window overlooking the adjoining garden room. Leading off the dining room is a refitted modern luxury quartz topped contemporary white family kitchen with an extensive range of base and wall mounted units with under cabinet lighting and under counter sink with mixer tap. There are two eye level ovens with 'hide and slide' doors, induction hob with extractor hood above, a variety of other integral appliances, space for an American style fridge/freezer and a water filter fitted for the whole house. The adjoining conservatory/sitting room is a lovely sized room that enjoys pleasant views over the garden and double French doors provides access out to the patio area. This versatile culmination of three rooms is perfect for modern day family living all having polished porcelain tiled floor running throughout.

Leading off the kitchen is an enlarged large utility boot room created by taking part of the existing double garage. It has a further range of cupboards, worktop with sink and space for appliances. This could easily be reinstated if required. The remainder of the garage provides a valuable storage and has room for motorbike etc.

Upstairs on the first floor you will find there are four truly double bedrooms, the master bedroom has the benefit of built in wardrobes and its own private en suite shower room fitted with a contemporary white suite which comprises attractive wall tiling, wall mounted bathroom cabinet with fitted mirror and pelmet downlighting. Set beneath is a concealed cistern WC with square wash hand basin to the side, a walk-in shower cubicle that is oversized and benefitting from dual shower heads and a rainfall feature head above.

The three remaining double bedrooms all benefit from built in wardrobes and last but not least, leading off the landing is the wonderful refitted family shower room having a contemporary range of fittings comprising walk-in crittall style shower with dual shower heads and rainfall head above, a vanity unit with inset wash hand basin, WC, tall black ladder style radiator and beautiful wall and floor tiling throughout.

**Outside** - To the rear of the property you will find landscaped gardens including a large paved patio area leading off the conservatory. The railway sleeper edged lawn step down to a lower gravel patio area, perfect to the final rays of sun on a summers evening. To the side is a superb enclosed kitchen garden area with pathway, edged beds and a gate to the front access.

**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)

**Our Ref:** JGA/15802023

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







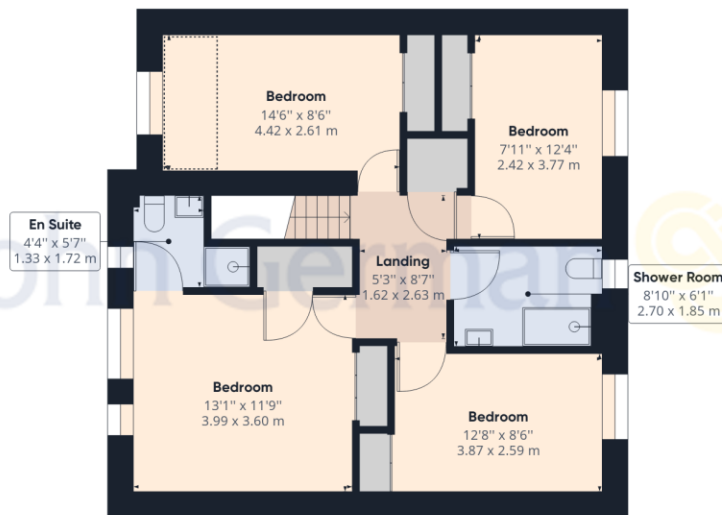
Ground Floor

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

1856.42 ft<sup>2</sup>  
172.47 m<sup>2</sup>

**Reduced headroom**

39.79 ft<sup>2</sup>  
3.70 m<sup>2</sup>



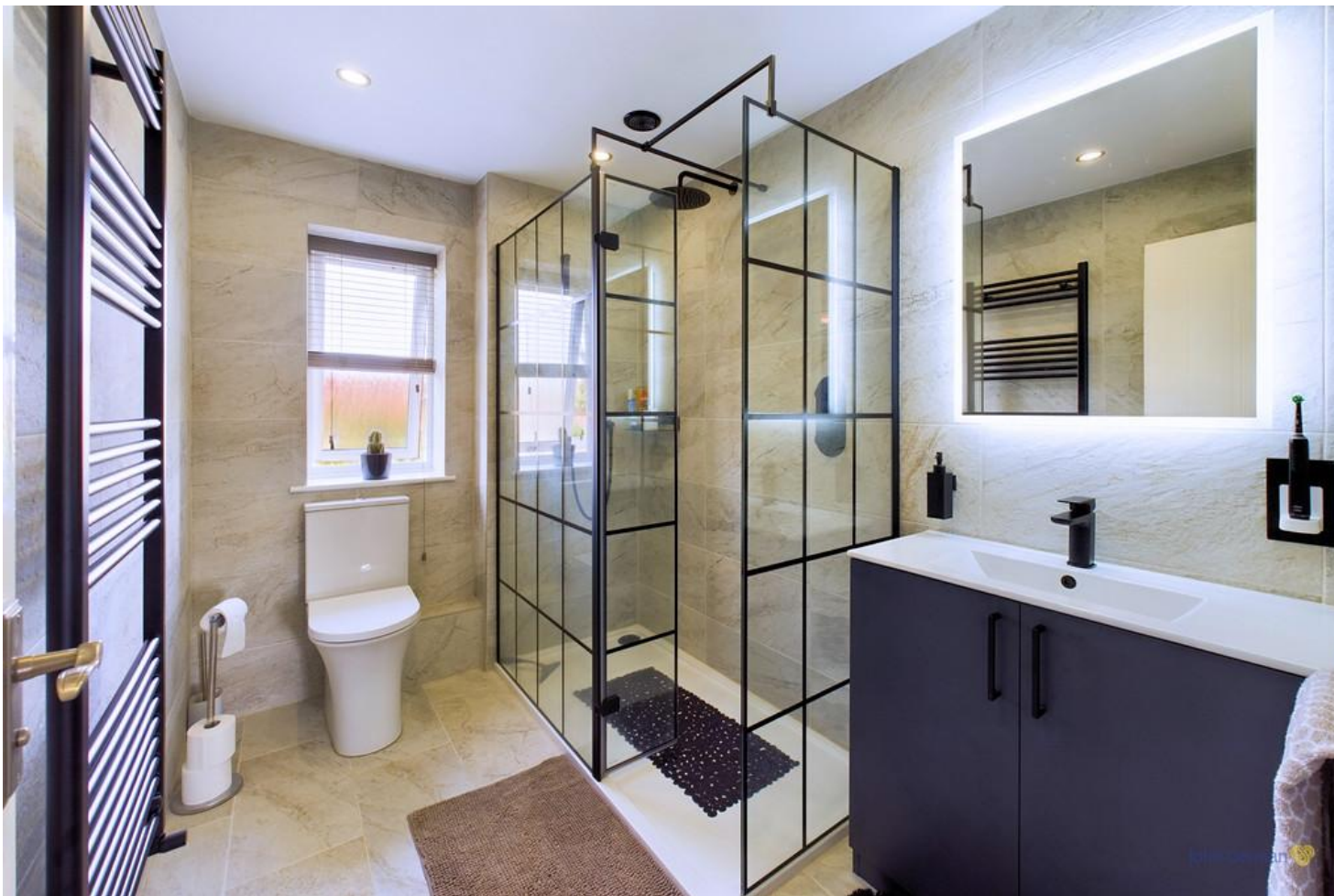
Floor 1

(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.

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### Agents' Notes

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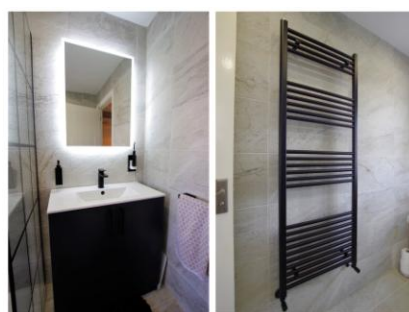
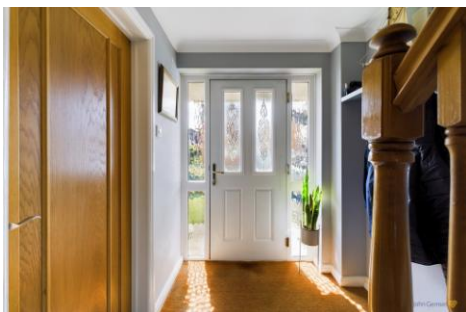
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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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