

Measham Road

Oakthorpe, Swadlincote, DE12 7RG



Backing onto fields with large private garden, this family home enjoys some superb views to the rear over the surrounding countryside. All four bedrooms are excellent doubles, the master has en suite shower room and the family bathroom has the benefit of a separate shower. Lovely village location.

£340,000

John German

This modern four bedroom, two bathroom home offers space ideal for any family and lies in a popular non estate village location but has the convenience of being just outside of Measham and Ashby-de-la-Zouch with its many amenities. The A42 is nearby and offers fast and easy road links to the connecting Midlands motorway network and there are lots of local attractions within easy travelling distance such as Moira's Fumace, Conkers, Hick's Lodge etc.

The property sits back from the road behind a good size driveway providing off road parking and access to an integral garage. A pedestrian pathway leads around to the side and in turn the entrance door opens through into the reception hallway. This large central hallway has stairs leading off with a guest doakroom to one side. The lounge lies to your left and has the benefit of a walk in bay window.

The kitchen is a well equipped room with plentiful storage wrapping around three sides with base and wall mounted cabinets, complimentary countertops incorporating integral hob with oven beneath, integral dishwasher and an inset sink with window set above which offers lovely views over the garden and fields beyond. There is space and plumbing for a washing machine etc.

The adjoining dining room is a great size room for entertaining, has laminate flooring and French double glazed doors which open out onto the patio area and garden beyond.

Upstairs on the first floor you will find all four bedrooms are excellent double rooms, the two bedrooms to the rear have beautiful far reaching views over the fields and gardens.

The master bedroom has the benefit of an en suite shower room with WC, pedestal wash hand basin and marble effect panelled shower with mains shower above. The bedroom also benefits from an air conditioning unit.

The family bathroom has not only bath, WC, and pedestal wash hand basin but also has a panelled separate shower with mains shower above. Set upon the landing is a second air conditioning unit.

Outside there is a full width patio area, perfect for BBQ's and entertaining. The garden is long and laid mainly to lawn and has planted mature borders on both sides. At the bottom of the garden there are fields and rolling countryside.

The property comes with the benefit of solar panels providing free electricity and FIT payment which transfers to the next buyer.

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

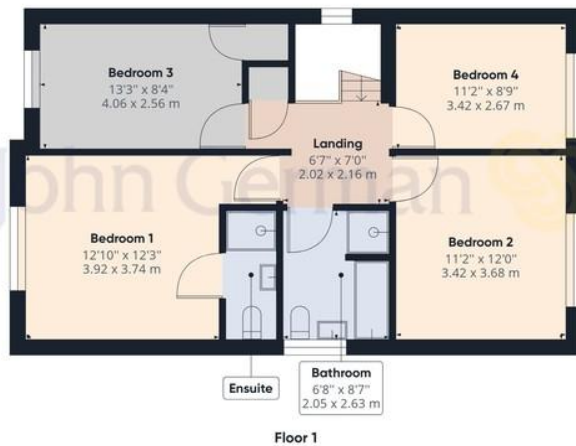
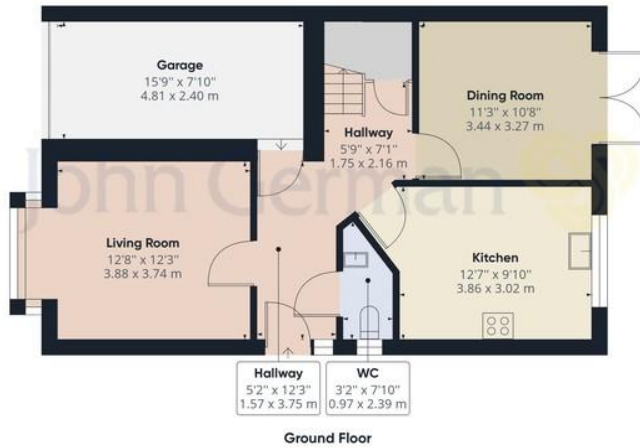
Services: Oil fired central heating. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

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

Our Ref: JGA/04102023

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



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Approximate total area⁽¹⁾
 1409.52 ft²
 130.95 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	88 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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