

Tennyson Close

Measham, Swadlincote, DE12 7ET



A versatile village home that is well presented and offering over two floors: three bedrooms, a lovely refitted shower room, lounge, dining room and refitted breakfast kitchen whilst outside is a long driveway, carport and tandem garage plus private westerly landscaped gardens.

£250,000



John German 

The property is set on the popular Poets development and offers excellent living space that is flexible having bedrooms over two floors which would suit either a family buyer, young couple or someone seeking bungalow living. The property has been much improved by the current owners and viewing is strongly recommended.

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.

The property sits back from the road behind an initial driveway that provides parking for two cars. Double gated access leads into a carport area providing further parking and access then onto a detached tandem garage which has an up and over entrance door, light and power points, window to the side and side pedestrian door.

A look inside will reveal a large central reception hallway with stairs leading off and accommodation arranged around. On the ground floor is a cosy lounge with front facing bow window and an archway connects you through into the separate dining room where French double doors take you out onto the landscaped gardens.

The breakfast kitchen has been refitted with a range of base and wall mounted cabinets with complementary worktops and breakfast bar area. There is an integral ceramic hob with hood over, oven beneath and spaces for a washing machine and fridge freezer. A built in cupboard provides further storage and houses the Worcester Bosch central heating boiler.

Also on the ground floor is a third reception room/bedroom which has a front facing uPVC double glazed window and a modern fitted shower room with oversized cubicle, WC and wash basin set in a vanity storage unit.

On the first floor leading off the landing you will find two excellent sized double bedrooms both with wide picture uPVC double glazed windows flooding the room with natural light. Also off the landing is a large eaves storage cupboard which could offer further potential to be extended into, with a dormer window that could create a first floor bathroom/WC (subject to planning permission/regulations).

Outside - To the rear the property benefits from not being overlooked over the rear and enjoys a westerly direction, perfect for the afternoon sun. There is a full width paved patio and a neat lawn with planted border surround.

Note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

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

Property construction: Brick – traditional

Parking: Driveway and garage

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Gas

Coalfield or mining area: Yes

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Superfast Fibre. (32-49Mbps download speed)

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North Warwickshire Borough Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.nwleics.gov.uk

Our Ref: JGA/11012024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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