

Sandhills Close

Measham, Swadlincote, DE12 7HN



John German

Nestled behind its gated entrance you will find this excellent detached three bedroom bungalow, freshly carpeted and painted and ready for its next owner. There is modern kitchen and bathroom alongside utility and rear lounge overlooking the private westerly gardens.

No upward chain.

£295,000



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The property is tucked away behind double wrought iron gated entrance with driveway behind. Through the entrance door you find yourself standing in a central hallway with attractive tiled floor which runs through into the kitchen and bathroom. There is coving to the ceiling and all doors lead off.

The kitchen is fitted with a range of light beech effect shaker style cabinets which wrap around the room with complimentary high gloss black countertops, inset one and half bowl sink with stone mosaic splashbacks, integral four ring gas hob with hood over and oven set beneath, integral dishwasher and space for fridge freezer. A uPVC double glazed door connects with the rear utility room which has again tiled floor and has a roll top work surface with two appliance spaces below. A further door takes you out onto the garden.

The bungalow has three bedrooms with the master bedroom benefitting from a wide range of fitted wardrobes and bedroom furniture. Bedroom three is a versatile room which lies off the lounge and could double as a study or hobby room etc. The lounge itself lies to the rear of the property and has a feature fireplace at the focal point, the benefit of a picture window and double French doors taking you directly out onto the rear garden.

The rear garden benefits from a westerly aspect and is laid to lawn with patio area and benefits from not being overlooked. The property has a generously proportioned attached garage with up and over entrance door, light and power points, and has the benefit of a workshop adjoining with a door taking you back to the rear garden.

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

Property construction: Brick

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: Fibre

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 West Leicestershire District Council / Tax Band C

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

Our Ref: JGA/02052024

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John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire,
LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

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