

Dennis Way

Measham, Swadlincote, DE12 7BP



Beautiful modern semi detached house offering stylish living space approaching 849 sq.ft including three bedrooms, lovely contemporary family bathroom alongside a lounge, guest's cloakroom and a feature open plan family dining kitchen, landscaped rear gardens and off road parking set in a village location.

£250,000

John German 

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 on this popular David Wilson development and benefits from off road parking to the fore alongside a landscaped front garden.

Set beneath a canopy porch, the entrance door opens into the reception hall which has stairs leading off and a connecting door leading through to the living room, a lovely light room with dual aspect windows. A connecting door opens into the feature open plan kitchen diner that is beautifully equipped with base and wall mounted cabinets running along two sides with complementary grey countertops having an inset gas hob, extractor hood above and oven set beneath, integral dishwasher plus space for a fridge freezer. There are feature metro style tiled splash backs, an inset sink with mixer tap with a window above overlooking the landscaped rear garden. There is ample space for a dining table and leading off is a huge walk-in storage cupboard.

A rear hallway has a door to outside and an internal door to the guest's cloakroom that is much larger than average having a WC and pedestal wash hand basin plus plenty of room for coats and shoes.

Return to the hall and climb the stairs to the first floor where leading off the landing there is a feature full width master bedroom with two front facing windows and a built in over stairs cupboard.

The two remaining bedrooms overlook the rear garden and last but not least is the family bathroom which is finished in white comprising panel bath with feature tiling and mains shower above with glazed screen, pedestal wash hand basin and WC.

Outside - To the rear you will find landscaped lawned gardens with two paved patio areas to take full advantage of the summer sunshine.

Note: There is an annual communal greenspace charge payable.

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

Property construction: Brick

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

Coalfield or mining area: Mining area

(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

Our Ref: JGA/01052024

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Ground Floor



Floor 1

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Approximate total area⁽¹⁾

849.94 ft²
78.96 m²

Reduced headroom

10.63 ft²
0.99 m²


(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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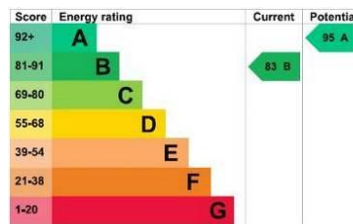
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Agents' Notes
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