

Wordsworth Way

Measham, Swadlincote, DE12 7ER



A lovely two/three bedroom bungalow set on a great sized plot with a large drive and a 23 ft long garage. It has a refitted modern kitchen, log with log burner, bathroom, two double bedrooms to the rear and a small single bedroom to the front which makes for an ideal cosy dining room.

£265,000



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.

The property sits nicely on its plot with lawned gardens to the front and side. There is a long driveway providing off road parking ideal for multiple cars or a caravan that in turn leads to the detached garage.

Step inside the entrance hall with all doors arranged around and directly ahead is the modern fitted kitchen with an extensive range of base and wall mounted cabinets that wrap around the room with complementary countertops set above with an inset stainless steel sink and mixer tap. There is an integral electric oven with ceramic hob above and extractor hood over plus space for a washing machine and fridge freezer. In addition there is a useful built in pantry cupboard, tiled flooring underfoot and a uPVC door leads to outside.

Also off the hall is bedroom three, this single room lies to the front with a uPVC double glazed window and laminate flooring, currently utilised as a cosy dining room.

Next is the lounge, a lovely sized room with a front facing uPVC double glazed window plus an additional side facing window, coving to the ceiling and set at the focal point of the room is a recessed log burning stove within a fire surround.

An inner hallway provides access to the two rear double bedrooms, both of which overlook the garden with bedroom two having the benefit of fitted wardrobes along one wall.

The family bathroom is equipped with a large oversized shower with electric shower above, complementary tiling to the walls, vanity wash hand basin alongside a close coupled WC.

Returning outside where the garage is an extra large size having an up and over door being over 23 ft long in length, it has light and power points, dual aspect windows and a pedestrian door out to the rear garden.

The rear gardens enjoy great privacy and have patio area alongside a lawn and a timber shed set behind the garage.

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 **Parking:** Drive

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
Our Ref: JGA/16052024

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Ground Floor Building 1



Ground Floor Building 2

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Approximate total area^m
856.3 ft²
79.55 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
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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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