

# Orchard Way

Measham, Swadlincote, DE12 7JZ

John   
German





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£335,000

**Beautifully appointed and upgraded detached home having heaps of parking and private southerly facing gardens. On the ground floor is a refitted contemporary breakfast kitchen, lounge and separate dining room while upstairs are four bedrooms and two lovely refitted bathrooms.**

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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.

We start our tour in the through reception hallway which has gorgeous flooring underfoot, a staircase leading off and a modern guest's cloakroom to one side. From the hall you enter into a welcoming lounge which has a bay window to the fore and a feature fireplace lying at its focal point. There is coving to the ceiling and oak double doors on piano hinges open fully back into the adjoining separate dining room which again has coving to the ceiling and French double glazed doors taking you out onto the landscaped gardens.

Lying next to the dining room is the beautifully appointed refitted contemporary dark grey high gloss kitchen which has extensive range of base and wall mounted cabinets wrapping around the room with kick plinth LED lighting. There are complementary timber work surfaces with inset sink and feature mixer tap, a breakfast bar, an integral double oven, hob, dishwasher and fridge freezer. French doors take you directly out to the rear garden.

Return to the hallway and leading off the guest's cloakroom, the current owners have cleverly subdivided the integral garage to provide an additional store room/utility. This stud wall could easily be removed to open up the garage to its former size if required.

Upstairs are four good sized bedrooms, the master bedroom has the benefit of built in mirrored wardrobes and a refitted en suite shower room with attractive full height tiling to the walls and floor below. It comes equipped with a double width shower with dual shower head above including a rainfall shower feature, pedestal wash hand basin, a WC plus a chrome ladder radiator.

The remaining bedrooms are all a good size with bedroom two having a built in wardrobe. The family bathroom has also been refitted with complementary tiling to both the floor and walls and has a white suite comprising panelled bath with glazed shower screen with shower over, pedestal wash hand basin and WC.

Outside - The property benefits from an expansive tarmac driveway to the fore which provides off road parking for at least five vehicles alongside access to the remainder of the garage which is being utilised as a store. Gated side access takes you to the rear garden which has been landscaped with a large paved patio area, a brick built dwarf height wall and shaped lawns. The garden isn't overlooked to the rear and enjoys a southerly facing aspect.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**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:**

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

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

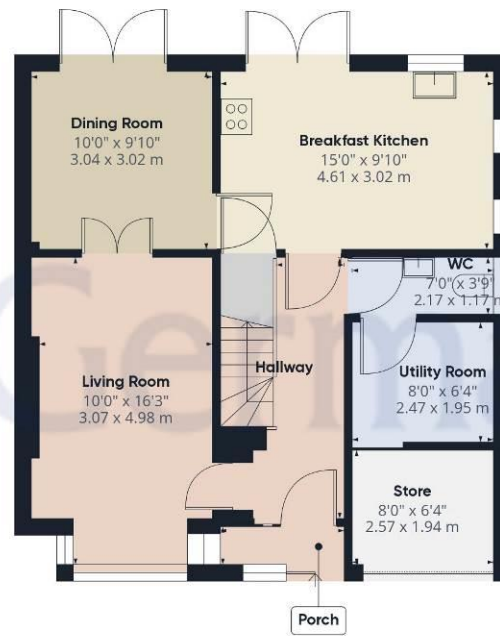
**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/24072024







Ground Floor

Approximate total area<sup>(1)</sup>

1142.37 ft<sup>2</sup>

106.13 m<sup>2</sup>



Floor 1

(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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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