

Milton Close

Measham, Swadlincote, DE12 7EW



Good size extended detached home set within a sought after residential location within the village. An excellent sized plot with plentiful parking and potential for personalisation. Viewing is recommended.

£225,000

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. The village has a busy High Street with many shops, an excellent local primary school and leisure centre.

Entrance porch having uPVC entrance door with double glazed window to the front and an inner uPVC double glazed door opens to reveal the through reception hallway with staircase leading to the first floor with storage underneath. All doors lead off. To your left is a well proportioned lounge with front facing window, decorative beams to the ceiling and a feature fire place at its focal point. Leading from the lounge is the separate dining room which has parquet flooring and sliding patio doors taking you out onto the rear garden.

The kitchen has a range of base and wall mounted units running around three sides of the room with roll top work surfaces, inset ceramic hob with hood above and oven under, integral fridge and dishwasher and inset one and half bowl with mixer tap with a wide picture window above overlooking the rear garden.

Adjacent to the kitchen is a useful extended utility room with appliance spaces and door into garage and door outside.

Upstairs on the first floor there is a landing with side facing double glazed window, loft hatch to ceiling and all doors leading off. Bedroom one is a lovely sized room with a wide double glazed front facing window. Bedroom two is another double with double glazed window to the rear and bedroom three is a great sized single bedroom.

The family bathroom is fitted in white and has panelled bath with period style shower mixer tap, tiling to the walls above, pedestal wash hand basin and ladder style towel radiator. The bathroom benefits from a separate WC.

Outside, the property sits well back from the road behind a long driveway providing plentiful off road parking. There is a lawned garden to the side. To the rear of the property, you will find lawned gardens that wrap around two sides of the property and enjoy great privacy.

Agents 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).

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

Property construction: Standard

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/>

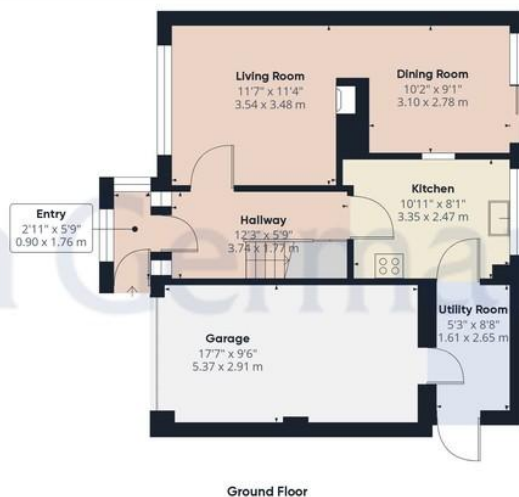
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency
<https://www.gov.uk/check-if-property-is-affected-by-coal-mining>

Our Ref: JGA/16082024

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Approximate total area⁽¹⁾
1008.9 ft²
93.73 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.

Calculations are based on RICS IPMS 3C standard.





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



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Agents' Notes

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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