

Blackthorn Way

Measham, Swadlincote, DE12 7ND

John 
German





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Offers In Excess Of £375,000

A superbly appointed, recently extended and modernised family home situated in a highly sought after residential location.

This property would make an ideal purchase for executive couples or growing / established families.

The property is located on a quiet road and within easy reach of a range of local amenities including two well regarded primary schools, Measham Leisure Centre, convenience stores, pubs, restaurants and takeaways. There are plenty of green spaces in and around the village to enjoy walking or cycling.

Public transport is well catered for by regular bus service while commuter access to the M42 is excellent.

In brief, the accommodation comprises; four large bedrooms, en-suite, family bathroom, ground floor W.C., lounge, kitchen/diner and orangery.

By extending the property, the current owners have created a fantastic and well thought out open plan space, sparing no expense in both stylish design and functionality. The kitchen/family room boasts a range of high-end appliances including an instant hot water tap, food waste disposal, Neff 3in1 oven, Neff hide & slide oven (think GB Bake Off!), integrated dishwasher, washing machine and tumble dryer, induction hob and rising extractor. The fridge freezer is American style and available by separate negotiation.

The orangery extension offers a perfect space to relax and overlook the garden while taking in the additional natural light created by installation of a sky lantern.

All bedrooms have been decorated and carpeted to a high standard and are wonderfully warm and cosy under foot.

The bathroom, en-suite and W.C. all have modern suites and motion sensor lighting.

Externally, the garden is of good size, attractively designed over split levels providing seating areas to catch the sun throughout the day and offering a perfect space for entertainment or relaxation. The summer house could be used for a variety of purposes and has both electricity and internet supply. To the front of the property, the driveway offers ample parking for three cars while the integral garage provides a great space for a home gym, storage or vehicle housing.

This is a truly stunning home which must be seen to be appreciated. Please contact the John German Ashby office to book your viewing today.

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:** Mains gas

Double glazed. Satellite TV and fibre broadband are available to the area.

(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/>

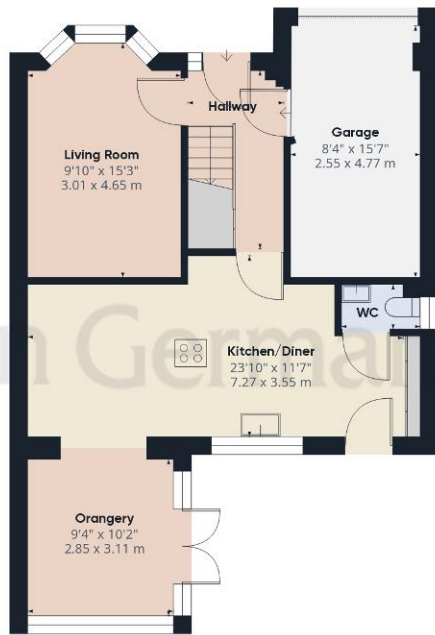
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band D

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

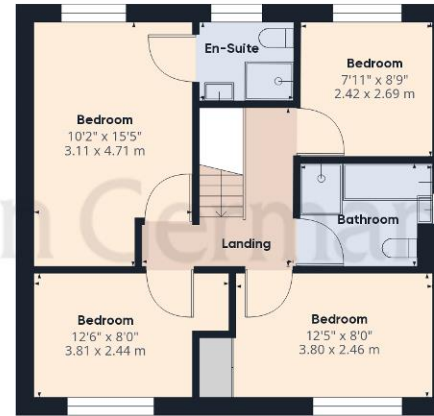
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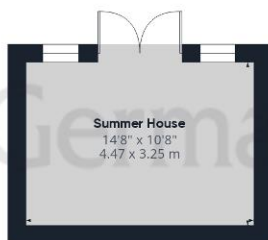




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1415.58 ft²

131.51 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.

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The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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