

# Hawthorn Close

Measham, Swadlincote, DE12 7NF



Modern four-bedroom detached home for sale with no chain in popular Measham. Features spacious living areas, south-facing private garden, ensuite to master, fitted wardrobes, integral garage, and quiet cul-de-sac location. Ideal for families seeking a move-in-ready home.



Guide Price £315,000

John German

Outside:  
The property enjoys a sunny south-facing rear garden featuring a slabbed patio area, an extensive lawn, and mature planted borders. There is a gated side pathway providing access to the front of the property. This lovely family home offers an excellent opportunity for buyers looking for a move-in-ready property in a highly desirable location. Early viewing is highly recommended!

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, large group GP practice and leisure centre.

The property is nicely tucked away on a small residential development. A shared driveway offers two car parking and access to a single integral garage. A welcoming entrance door opens into the reception hallway.

To the right, you'll find a well-proportioned living room featuring a front-facing bay window, providing a bright and airy atmosphere. Glazed double doors lead through to a separate dining room, which enjoys pleasant views over the rear garden. Adjacent to the dining room is the open-plan breakfast kitchen, thoughtfully fitted with a range of white wall and base units, rolled-edge worktops, and integrated appliances including an electric oven, electric hob, extractor hood, fridge freezer, washer/dryer and dishwasher. A UPVC door from the kitchen provides direct access to the rear garden. Also located on the ground floor is a convenient guest cloakroom.

Stairs rise from the hallway to the first-floor landing, leading to four well-appointed bedrooms. The master bedroom boasts a front-facing bay window, fitted wardrobes, and a private ensuite shower room complete with a WC, wash basin, and an oversized shower enclosure. Each of the four bedrooms benefits from built-in or fitted wardrobes. The family bathroom is finished with a white suite comprising a panelled bath with electric shower over, a wash basin, and a WC, complemented by tiled walls.

The property benefits from a newly installed wireless alarm system.

**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:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas (conventional boiler)

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

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:** JGA29042025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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## Agents' Notes

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