



6 Abney Walk
Measham, Swadlincote, DE12 7HJ

Offers in the region of £265,000

3 2 2

Brief Description

Welcome to this CHARMING DETACHED HOUSE situated in the heart of Measham. This property has been THOUGHTFULLY EXTENDED to provide ample accommodation. The location is ideal, being close to the High Street with its array of amenities.

You are greeted by an inviting entrance hall featuring an OAK FLOOR and a storage cupboard. Ascend the stairs to the first floor where you'll find THREE STYLISH, WELL-APPOINTED BEDROOMS and a family bathroom.

The living room offers a spacious area with oak flooring and wall-mounted lights. The focal point of the room is the feature fireplace with a MULTI-FUEL BURNING STOVE.

The STUNNING KITCHEN DINER is sure to impress. The modern dark grey gloss units complement the white quartz worktops perfectly, creating a SLEEK AND STYLISH SPACE. Equipped with top-of-the-line appliances including a double oven, induction hob, and integrated dishwasher. The bifold doors open onto the conservatory, flooding the room with natural light. The conservatory is brick and double glazed construction, with French doors leading out to the rear garden.

A UTILITY ROOM is just off the kitchen, complete with base units and space for a washing machine and dryer. The wet ground floor showroom adds a TOUCH OF LUXURY, featuring a wall-mounted shower, WC, and washbasin, ELEGANTLY FINISHED with floor-to-ceiling tiles.

Upstairs the CONTEMPORARY FAMILY BATHROOM has a modern three-piece white suite, a P-shaped bath with an electric shower over, and sleek tiled walls. With ceiling spotlights and a heated towel rail, THIS SPACE EXUDES STYLE.

Outside, the FRONT GARDEN offers a large lawned area bordered by Laurel and Pickett fencing. The lovely REAR GARDEN has a block paved patio, artificial lawn, and planted borders. The driveway provides AMPLE OFF-ROAD PARKING and leads to an OVERSIZED SINGLE GARAGE that can be accessed from the rear garden.

This property has been METICULOUSLY MAINTAINED by its current owners, ensuring that it is in excellent condition throughout





ON THE GROUND FLOOR

Entrance Hall

Living Room
11'9" x 19'6" (3.58m x 5.94m)

Kitchen Diner
17'11" x 7'9" (5.46m x 2.36m)

Utility
4'6" x 11'3" (1.37m x 3.43m)

Ground Floor Shower Room
3'0" x 8'7" (0.91m x 2.62m)

Conservatory
7'11" x 8'9" (2.41m x 2.67m)

ON THE FIRST FLOOR

Landing

Bedroom 1
10'8" x 13'9" (3.25m x 4.19m)

Bedroom 2
8'6" x 9'7" (2.59m x 2.92m)

Bedroom 3
8'11" x 6'7" (2.72m x 2.01m)

Family Bathroom
6'11" x 6'4" (2.11m x 1.93m)

ON THE OUTSIDE

Front Garden

Rear Garden

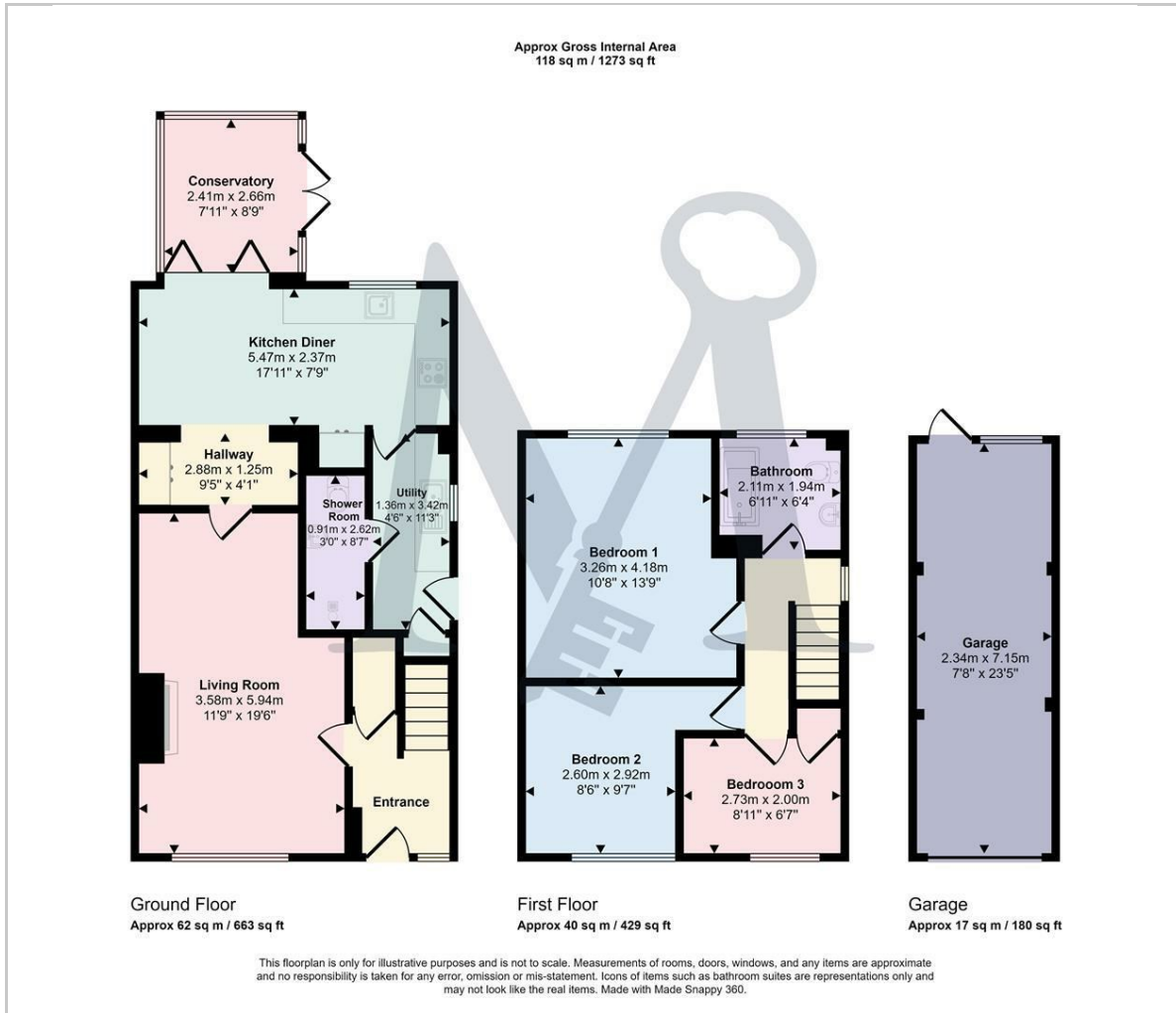
Driveway

Single Garage
7'8" x 23'5" (2.34m x 7.14m)





Floor Plan



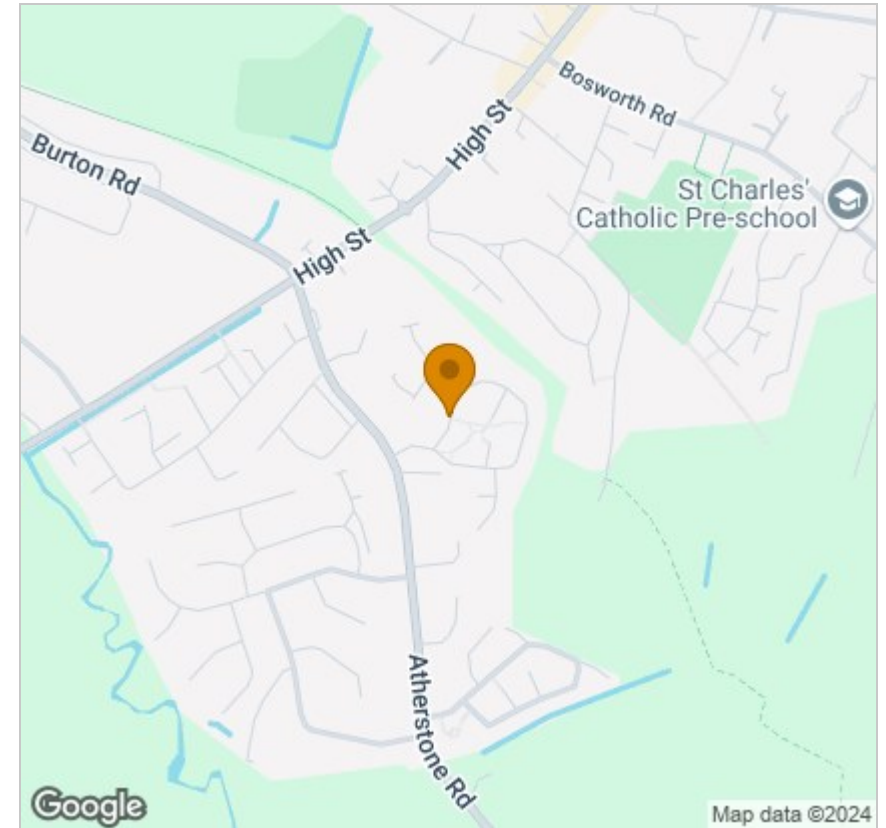
Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

2-4 North Street, Whitwick, Coalville, Leicestershire, LE67 5HA
 Tel: 01530 682886 Email: sales@maynardestates.co.uk maynardestates.co.uk

Area Map



Energy Efficiency Graph

