



38, Orchard Way, Measham, Derbyshire, DE12 7JZ

HOWKINS &  
HARRISON



38, Orchard Way,  
Measham,  
Derbyshire, DE12 7JZ

Guide Price: £275,000

Located within a sought after development in a popular South Derbyshire village.

A three bedroom detached home offering 889sqft of living accommodation in brief comprising:- entrance hall, generous size bay fronted sitting room open plan into the dining room with kitchen, utility room and cloakroom WC off. To the first floor you will find a large principal bedroom with en suite shower room alongside two further double bedrooms, one with fitted wardrobes and a family bathroom.

Externally there is a block paved driveway, single integral garage and a well presented rear garden with patio and decked area.

Offered for sale with no upward chain.



## Location

Measham is situated 3 miles south west of Ashby De La Zouch on the Leicestershire and Derbyshire borders, with an excellent transport network that links the A42 dual carriageway to the M1 motorway corridor and East Midlands conurbations beyond. Birmingham, Nottingham, Derby and Leicester are all within commuting distance together with Nottingham East Midlands airport and Birmingham International airport. Main line rail links to London are also well catered for.

Measham has continued to grow with both established local industries and housing. Leicestershire County Council over recent years have renovated the old station building as part of the Ashby Canal restoration project and it is now used as Measham Museum. The village offers a wealth of local facilities including its own leisure centre with a gymnasium and football grounds, a village doctor's surgery, a library and public houses. There are numerous shops on the High Street including Co-operative and Tesco mini-supermarkets within walking distance. Measham also has two primary schools and the village comes in to catchment area for Ibstock Community College.



## Accommodation Details – Ground Floor

Heading through the traditional doorway, into a spacious hallway with staircase rising to the first floor and a door to the right leading into a spacious bay fronted sitting room with feature fireplace, open plan into a separate dining room with sliding patio doors out to the rear garden. A door then opens up into the kitchen with built in oven, hob and extractor hood, tiled flooring and, window to the rear elevation. Finally there is a cloakroom WC off and a utility room with door to rear access and garden.

## First Floor

The staircase rises to a spacious first floor landing with doors leading off to three bedrooms and a family bathroom. The 'L' shaped master bedroom has the added benefit of its own en-suite shower room and built in cupboard, with the main four piece family bathroom sitting between bedroom two and three.

## Outside

Externally to the front of the property is a small lawned area as well as driveway providing parking for two vehicles and the added benefit of a integral garage. To the rear of the property is a generous garden plot which is a mix of lawn, paved patio and decked area. The garden shed is included in the sale.

## Tenure & Possession

The property is freehold with vacant possession being given on completion.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested. We are advised that mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired, and broadband is available.

The property is fitted with energy saving solar panels - more information is available on request

## Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

## Council Tax Band - C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

## Howkins & Harrison

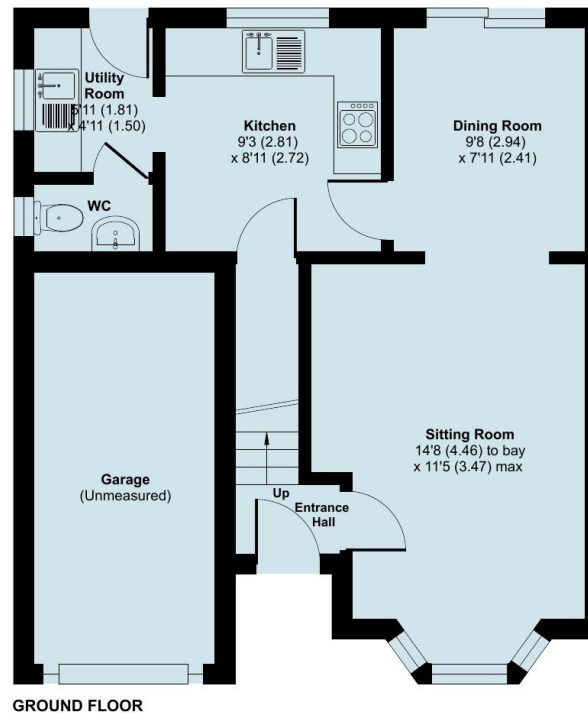
58 Market Street, Ashby de la Zouch,  
Leicestershire LE65 1AN

Telephone 01530 410930  
Email [ashbyproperty@howkinsandharrison.co.uk](mailto:ashbyproperty@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
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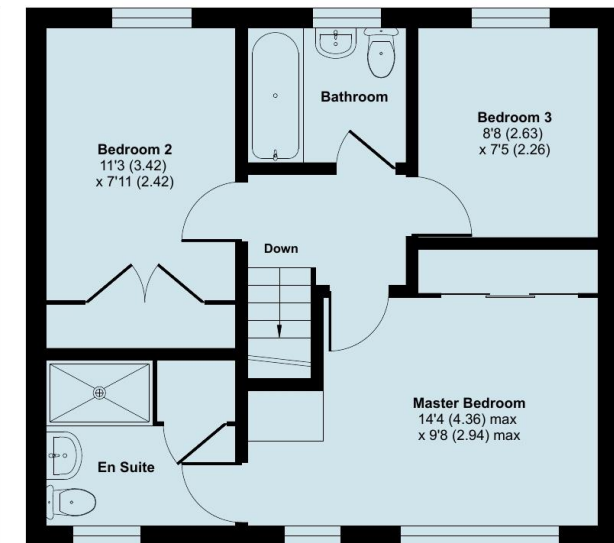
## Orchard Way, Measham, Swadlincote, DE12

Approximate Area = 889 sq ft / 82.5 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1290420



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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