



36, The Croft, Measham, Derbyshire, DE12 7NL

HOWKINS &
HARRISON

36, The Croft,
Measham,
Derbyshire, DE12 7NL

Guide Price: £240,000

Located within the heart of Measham village, close to excellent local amenities and road links, this four bedroom semi-detached property would make the ideal first time home or investment.

Arranged over two floors with over 1300sqft of accommodation briefly comprising of a spacious 22ft open plan living/dining room alongside a fitted breakfast/kitchen with store cupboard off. To the first floor you will find four good sized bedrooms alongside a three piece family bathroom.

Externally the property benefits from ample off road parking as well as a low maintenance rear garden.



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.

The name Measham developed from the settlement of the River Mease which suggests that it was founded in the Saxon period during the 20th and 21st Century. 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 three public houses. There are numerous shops on the High Street including Co-operative and Tesco mini-supermarkets. Measham also has two primary schools and the village comes in to catchment area for Ibstock Community College.



Accommodation Details – Ground Floor

From the front elevation a traditional doorway gives entry to the hallway which in turn allows access across all of the ground floor living accommodation. To the right is a sizeable open plan living/dining room whilst directly ahead leads down into the fitted breakfast/kitchen that offers a range of floor and wall mounted kitchen units ample free standing appliance space and door to a useful store.

First Floor

A single flight staircase rises from the entrance hallway onto the

first floor landing with doors lead off to: all four bedrooms and the family bathroom. The principal bedroom is a generous double room with the added benefit of it's own en suite shower room, the remaining three bedrooms are all a good size and are serviced by a modern three piece family bathroom.

Outside

Externally the property offers a low maintenance, landscaped rear garden ideal for entertaining whilst to the front elevation you can find ample off-road parking and a single garage ideal for storage.

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. Broadband is available and the central heating is gas fired

Local Authority

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

Council Tax Band – Band - D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Howkins & Harrison

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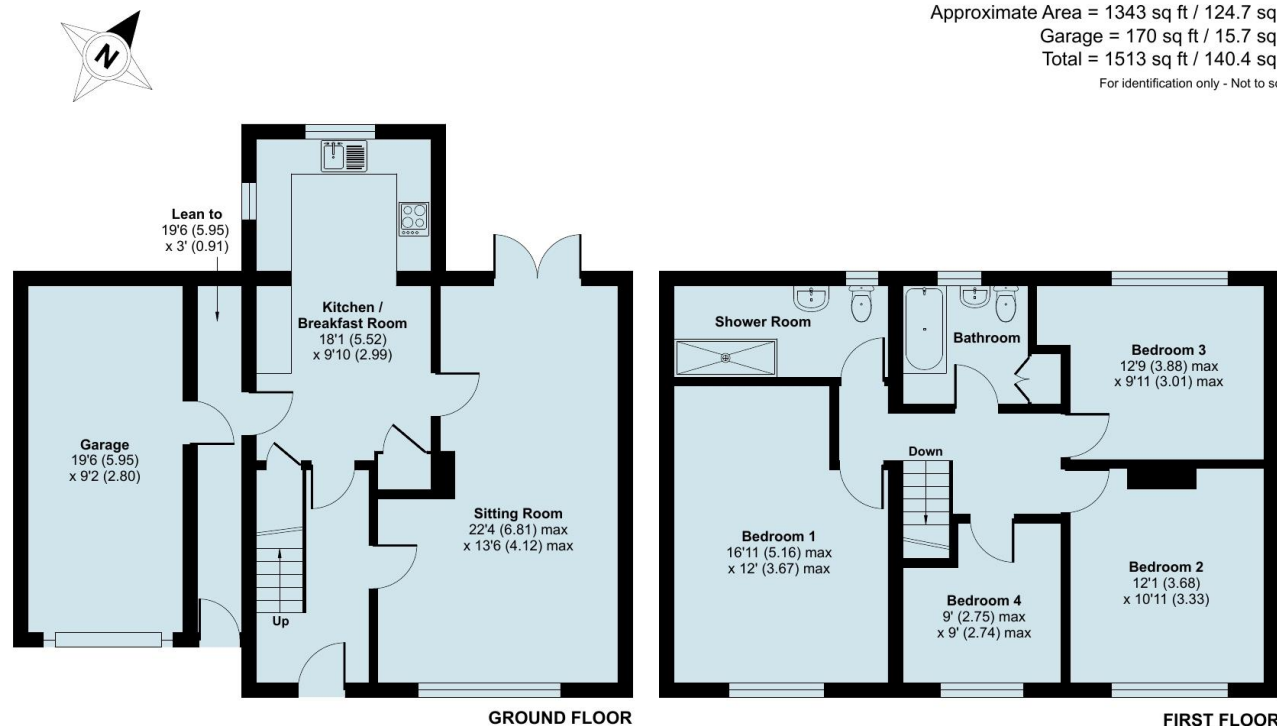
The Croft, Measham, Swadlincote, DE12

Approximate Area = 1343 sq ft / 124.7 sq m

Garage = 170 sq ft / 15.7 sq m

Total = 1513 sq ft / 140.4 sq m

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: 1288536

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.