



23, Orchard Way Measham, Derbyshire, DE12 7JZ

HOWKINS &
HARRISON

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

Guide Price: £299,500

Located in the popular village of Measham within easy commuting distance of many major cities, is this detached family home presented in immaculate condition throughout.

Occupying a sought after plot with south facing gardens, the property has over 1100sqft of accommodation briefly consisting of; a large bay fronted sitting room with open plan into a kitchen/dining room spanning almost the full width of the property with a utility room and cloakroom WC, off. To the first floor there are three double bedrooms, a family bathroom and a spacious en-suite to the main bedroom. The outside of the property benefits from a south facing, well presented garden and driveway parking for up to three vehicles leading to an integral single garage.

Viewing is highly recommended.



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 main doorway into the well presented hallway you will find off to the left a large sitting room with a bay window to the front elevation. Double doors which are usually left open add to the open plan feel and lead into a generous kitchen/dining room spanning almost the full width of the property and French doors open onto the patio and garden with an archway giving access into a useful utility room which has a door to outside and a door to the downstairs WC.

First Floor

The single flight staircase rises from the hallway to a first floor landing with doors leading off to three double bedrooms, the master being the largest at the front of the property with a generous size en-suite and built in wardrobes. Bedroom two also has built in wardrobes and alongside bedroom three is serviced by a modern bathroom.





Outside

To the rear the property consists of a large south facing garden with a mix of landscaped and paved area with a pergola, perfect for all social occasions. To the front of the property you will find plenty of off street parking via a long driveway with the added benefit of an integral single garage.

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.



Features

- Detached family home
- Immaculately presented throughout
- Sought after village location, ideal for commuters
- Stunning south facing garden
- Large kitchen/dining room with utility
- Three double bedrooms, two with fitted wardrobes
- Family bathroom, ensuite and ground floor WC
- Driveway and garage





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

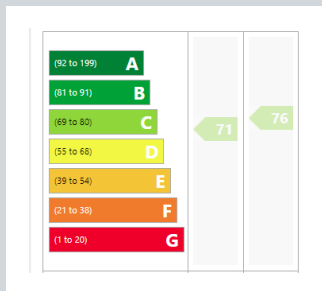
None of the services have been tested. We are advised that mains water, drainage, gas and electricity are connected to the property. The central heating is gas fired. and broadband is available.

Local Authority

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

Council Tax

Band - C



Howkins & Harrison

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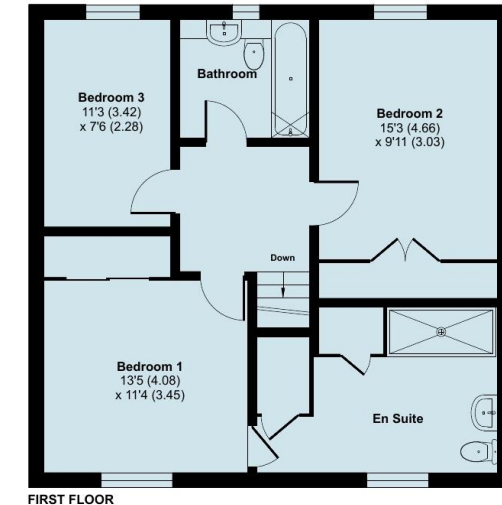
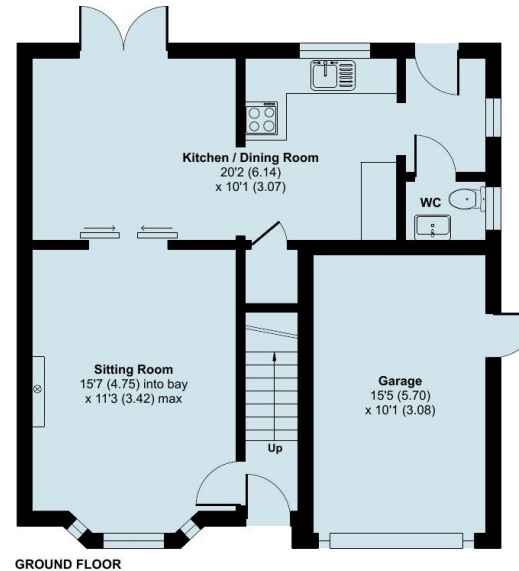
Orchard Way, Measham, Swadlincote, DE12

Approximate Area = 1117 sq ft / 103.7 sq m

Garage = 148 sq ft / 13.7 sq m

Total = 1265 sq ft / 117.5 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: 1311162

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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