



Clay Court, Measham



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£245,000



Key Features

- Spacious Two Bedroom Semi Detached
- Modern Open Plan Living | Extended to the Rear
- Snug Living Area | Refitted Living Kitchen
- Stylish Two Piece Cloakroom/W.C.
- Two Double Bedrooms
- Modern Three Piece Bathroom
- EPC rating U





Step into contemporary living, this stunning two-bedroom extended semi-detached home has been revitalised to the highest standard. Nestled in a peaceful locale, it offers the convenience of off-road parking for two cars.

Upon entering, be mesmerised by the seamless flow of the open-plan living kitchen adorned with chic herringbone LVT flooring. The refitted shaker-style kitchen features integrated appliances and a central island with a breakfast bar, perfect for socialising. Flooded with natural light from the roof lantern, the space opens through bi-fold doors onto a beautifully landscaped garden, an entertainer's dream!

Upstairs, you'll find two spacious double bedrooms, both equipped with fitted storage. The chic three-piece bathroom boasts stylish tiled splashbacks and oak-effect flooring. Throughout the home, window shutters add a touch of elegance and privacy.

The rear garden is a serene retreat with a manicured lawn, patterned patio and secure gated access to the front. Don't miss out on this exquisite home that combines modern comforts with elegant charm.

Situated in the charming village of Measham, located within the Swadlincote area, this property on Clay Ct offers a perfect blend of tranquillity and convenience. Measham boasts strong transport links, with easy access to major motorways such as the M42, making it an ideal spot for commuters. The area enjoys a mix of rural charm and modern amenities, providing residents with the best of both worlds.

Outdoor enthusiasts will appreciate the variety of leisure activities available in the local area. The Conkers, a popular visitor attraction offering walking trails, cycling routes, and outdoor adventure activities, lies just a short drive away. The National Forest, which envelops the region, provides ample opportunities for scenic walks, wildlife spotting, and picnics, making it a delightful retreat for nature lovers. Residents of Measham also benefit from a vibrant community and a host of local amenities. The village centre offers a selection of independent shops, cafes, and essential services. For more extensive shopping and dining experiences, the nearby towns of Ashby-de-la-Zouch and Swadlincote offer a wider array of retail outlets, restaurants, and entertainment venues, ensuring all needs are met within a short distance.

Contact our Ashby team today to arrange a viewing - Your dream home awaits!

ACCOMMODATION

ENTRANCE HALLWAY 1.42x1.09

LOUNGE AREA 4.27x3.07

EXTENDED OPEN PLAN LIVING KITCHEN 6.33x3.92

CLOAKROOM/W.C. 1.44x0.99

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 4.18x3.44

BEDROOM TWO 4.19x3.36

MODERN BATHROOM 2.13x1.98

HOW TO GET THERE:-

Sat Nav: DE12 7BX

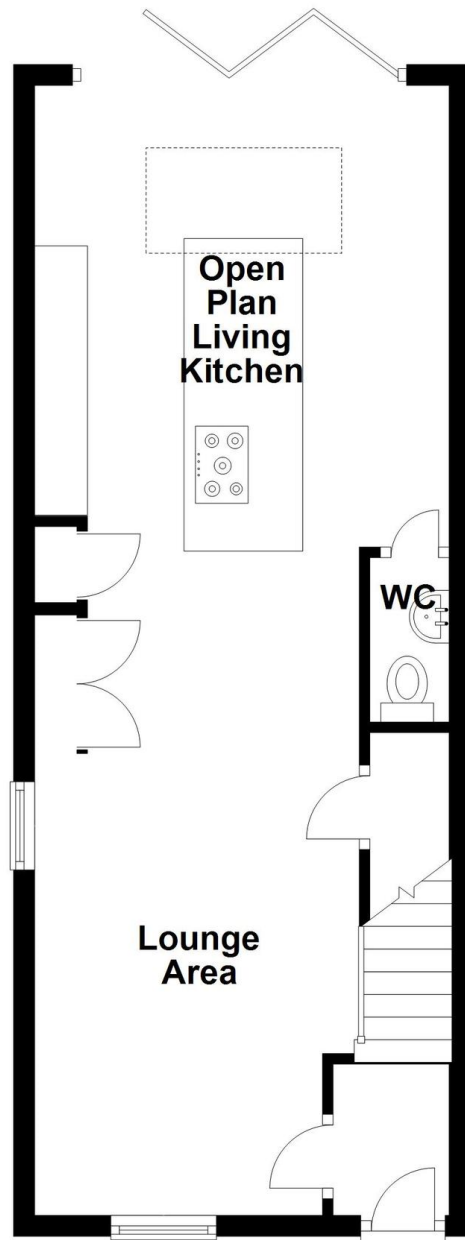
COUNCIL TAX BAND:-

The property is believed to be in council tax band: C

PLEASE NOTE:-

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Ground Floor



First Floor

