



Oak Close

Measham, Swadlincote, DE12 7JY

£1,125



HUNTERS OF TAMWORTH are delighted to offer FOR LET this charming three bedroom DETACHED family home, situated in a quiet cul-de-sac in the popular location of Measham close to local amenities and transport links, Perfect for families looking for their next home!

In brief the property comprises; Lounge, dining area, kitchen, utility, sun room, downstairs w/c, garage, master bedroom with en-suite, two good sized bedrooms and a family bathroom. To the rear of the property is an enclosed garden.

We highly recommend an internal viewing of this property as an essential so potential buyers can see the size, location and everything else this superb property has to offer!



Lounge 16'5" x 11'4" (5.00m x 3.45m)
 Double glazed windows to front, wood effect laminate flooring, radiator, power points.

Dining Area 9'6" x 8' (2.90m x 2.44m)
 Wood effect laminate flooring, radiator, power points, ceiling lights.

Sun Room 11'3" x 8'6" (3.43m x 2.59m)
 Double glazed windows all around, carpet.

Kitchen 9'2" x 8'9" (2.79m x 2.67m)
 Double glazed windows to rear, wood effect laminate flooring, wall and base units, stainless steel sink and drainer, tiled splash back, built in cupboard.

Utility 6'6" x 4'8" (1.98m x 1.42m)
 Door to garden, wood effect laminate flooring, tiled splash back, power points.

W/C
 Double glazed windows to side, wood effect laminate flooring, wash hand basin, low flush w/c, tiled splash back, radiator.

Bedroom One 14'5" x 9'10" x 14'5" (4.39m x 3.00m x 4.39m)
 Double glazed windows to front, carpet, built in wardrobe, power points, radiator.

En-suite
 Double glazed windows to front, tile effect laminate flooring, low flush w/c, heated towel rail, walk in shower, sink, part tiled walls, built in cupboard.

Bedroom Two 11'3" x 8' (3.43m x 2.44m)
 Double glazed windows to rear, carpet, power points, radiator, built in wardrobe.

Bedroom Three 8'8" x 7'6" (2.64m x 2.29m)
 Double glazed windows to rear, carpet, power point, radiator.

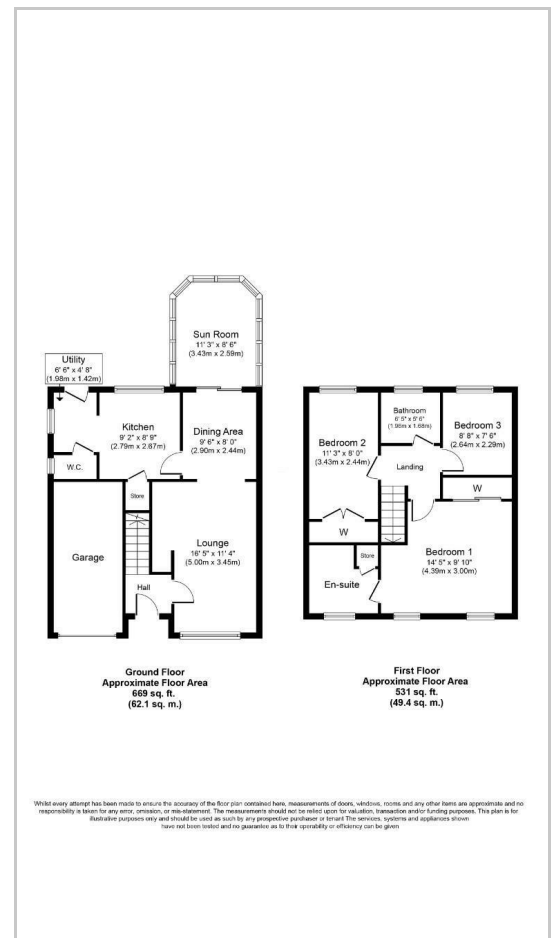
Bathroom 6'5" x 5'6" (1.96m x 1.68m)
 Double glazed windows to rear, bath with overhead shower, sink, low flush w/c, tile effect laminate flooring, part tiled walls.

Garden
 Paved patio, mature borders, lawn.

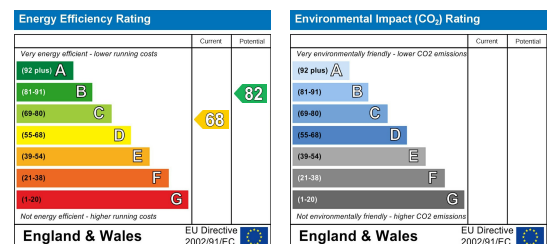
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.