

# Pickerings Avenue

Measham, Swadlincote, DE12 7SB



Offered with no upward chain is this lovely modern village semi detached home that has the benefit of contemporary fitted kitchen, rear lounge/diner, guest's cloakroom, three bedrooms and two bathrooms (en suite to master), landscaped gardens and garage to the rear.

£250,000

John German 

Measham is a village in Leicestershire and is close to the Staffordshire and Derbyshire border, located just off the A42 Junction 11 south of Ashby-de-la-Zouch. The village lies at the heart of the National Forest and close to Willesley Grounds which has a fishing lake and scout campsite. It has a busy High Street with many shops, an excellent local primary school and leisure centre.

Accommodation - An entrance door takes you into the reception hall where on your right is a useful modern guest's cloakroom and a staircase leads directly ahead to the first floor.

The modern fitted breakfast kitchen having base and wall mounted cabinets wrapping around two sides of the room with integral gas hob with extractor hood above and oven beneath alongside spaces for a dishwasher, washing machine and fridge freezer. There is also room for a breakfast table within the feature front facing bay window.

The lounge/dining room lies at the rear of the property and is a well proportioned room with a useful understairs storage cupboard and French double doors with side glazed panels offering views out and access into the landscaped rear garden.

Return to the hallway and climb the stairs to the first floor where you will find three bedrooms, the principal bedroom overlooks the rear garden and has the benefit of its own private en suite shower room with enclosed shower, WC and wash hand basin.

Serving the remaining two bedrooms is the family bathroom which is similarly fitted with a panel bath, pedestal wash hand basin, WC, ladder style radiator and complementary tiling to the walls.

Outside - To the rear is an extensive paved patio with south facing sunny landscaped gardens beyond. Gated access leads to the driveway that is set to the rear alongside a garage.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Brick

**Parking:** Drive to rear

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

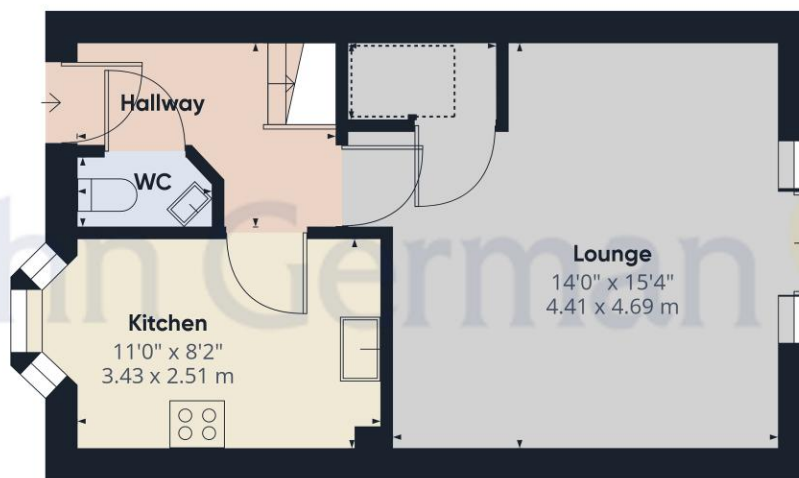
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band C

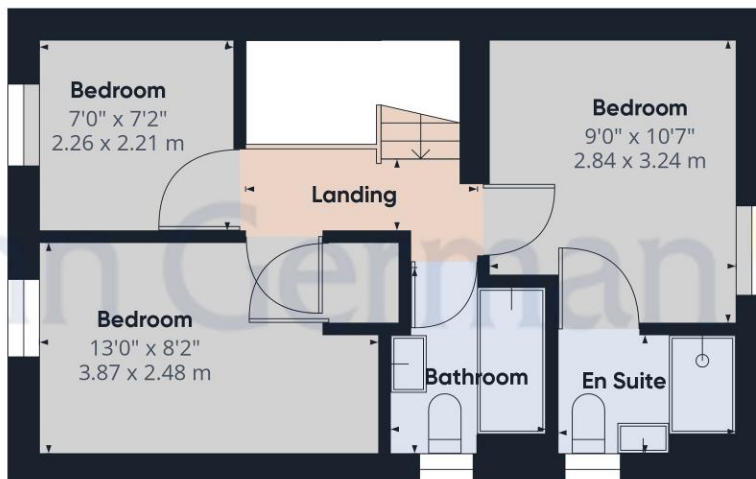
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/11042024

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Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>

758.32 ft<sup>2</sup>  
70.45 m<sup>2</sup>

Reduced headroom

13.02 ft<sup>2</sup>  
1.21 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360







Score	Energy rating	Current	Potential
92+	A		85 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German  
63a Market Street, Ashby-De-La-Zouch, Leicestershire,  
LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

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