

Uplands Road

Measham, Swadlincote, DE12 7HL

John 
German





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£275,000

A lovely detached three bedroom bungalow set upon a corner plot with beautiful large, private mature gardens. There is plentiful parking with a wide carport to a detached garage and there is a lovely array of living space within.

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.

The property sits at the head of Uplands Road within a wide quiet cul de sac setting. It sits back from the road behind a lovely lawned foregarden with mature planted borders. A tarmac driveway provides off road parking and gated vehicular access leads to a wider than average carport providing sheltered parking which in turn leads you onto the detached brick built single garage.

A look inside will reveal an entrance porch opening through into a welcoming central reception hallway. There is a rear facing, well proportioned lounge with a wide picture window offering gorgeous views over the rear garden. Sitting at the focal point of the room is the living flame gas fire with an Adam style surround, tiled hearth and back.

The well appointed breakfast kitchen has a range of base and wall mounted cabinets wrapping around three sides of the room providing plentiful storage and complementary contrasting countertops incorporate a one and a half bowl sink with mixer tap. There is an integral electric hob with extractor hood above and oven set beneath alongside space for a washing machine, dishwasher and undercounter fridge. There is ample space for a family breakfast table and a uPVC double glazed door leads out to the carport.

The bungalow offers three bedrooms, the master bedroom is a bright sunny room with cornice to the ceiling and a front facing uPVC double glazed window. Bedrooms two and three overlook the rear garden and again have coving to the ceiling and uPVC double glazed windows to the rear.

The family bathroom has been updated and refitted with a large corner quadrant shower with mains shower over with dual heads, vanity unit with inset wash hand basin, WC and complementary tiling to the walls.

Outside - Step out of the kitchen door and turn right where you find yourself walking into the beautiful rear gardens that enjoy fantastic privacy. There is a full width paved patio area and steps lead up past neat shaped lawns surrounded by mature planted borders bursting with colour and shrubs. The pathway carries on to a second patio area with raised planters and mature roses. The gardens really are a delight and will definitely appeal to anyone with a green thumb!

Note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Drive, carport & garage

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Gas

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

Broadband type:

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

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

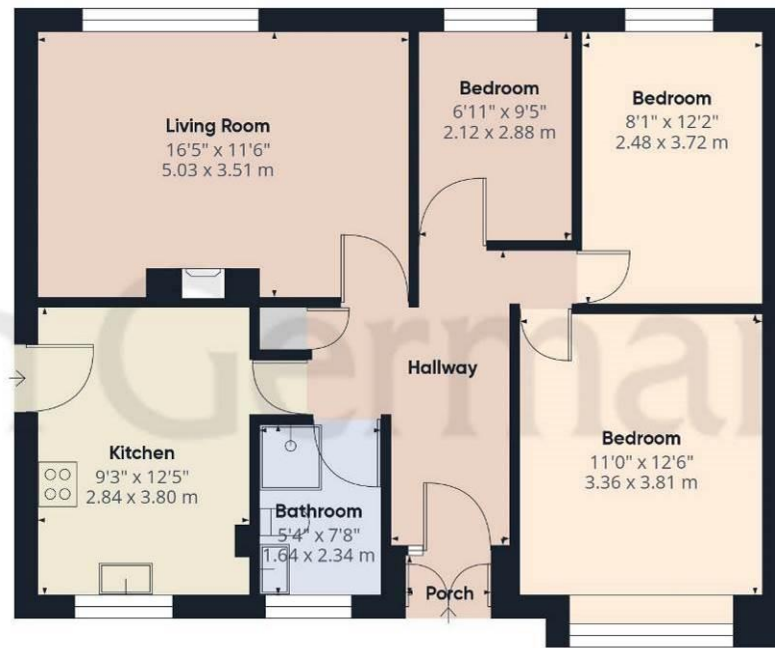
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/18092024







Ground Floor Building 1

Approximate total area⁽¹⁾

920.53 ft²

85.52 m²



Ground Floor Building 2

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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