

Leicester Road

Measham, Swadlincote, DE12 7JG

John 
German





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£315,000

With stunning landscaped gardens that back onto open fields is this tastefully updated detached family home nestled on the edge of this sought-after village. Offering a thoughtfully designed layout with a perfect blend of modern living and countryside charm providing a rare combination of privacy, space and scenic views.

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Tucked well back from the road, this updated detached home enjoys a prime non estate position. Set behind an expansive paved driveway, the property offers plentiful parking and turning space for multiple vehicles, as well as access to an integral garage.

Step inside through the front door into a welcoming hallway, complete with a stylish tiled floor and a staircase leading off to the left. A door opens to reveal a contemporary cloakroom, fitted with a white suite including a WC and a modern corner wash basin with a pillar mixer tap, complemented by a designer radiator.

A half-glazed door leads from the hallway into a generously sized living room featuring a front-facing bow window, decorative ceiling coving and a feature fireplace at its heart. Bifold doors open up to reveal a stunning, partially open-plan kitchen and dining area, where a natural stone tiled floor runs seamlessly throughout.

The dining room offers ample space for a large family table and boasts French doors that open out onto the patio and gardens beyond. A wide archway connects to the beautifully refitted kitchen, designed with a range of soft ivory Shaker-style base and wall units wrapped around all sides. These are topped with heavy duty laminate countertops, incorporating a large one-and-a-half bowl porcelain sink beneath a window with lovely views of the rear garden. The kitchen is fully equipped with an AEG induction hob and extractor hood, an eye-level oven and grill, an integrated dishwasher and space for an American-style fridge freezer.

Adjacent to the kitchen is a highly practical utility/boot room, offering additional base and wall units for extra storage. It features a roll-top counter, inset stainless steel sink with mixer tap, and space/plumbing for both a washing machine and tumble dryer. The Worcester Bosch gas-fired central heating boiler is also housed here, and a rear door provides direct access to the garden.

Upstairs, a side-facing window brightens the landing, which offers built-in shelved storage and linen cupboards. Oak doors lead to the bedroom accommodation. There are two generously proportioned double bedrooms, both benefiting from built-in wardrobes, and a comfortable third bedroom. The rear-facing principal bedroom enjoys far-reaching views over the landscaped garden to the fields and open countryside beyond. It is tastefully fitted with a suite of bedroom furniture including bedside units, drawers, cabinets, and a triple wardrobe.

The family bathroom has been stylishly updated featuring a large quadrant walk-in shower with rainfall and handheld options, tasteful wall tiling, a modern wash hand basin, WC, an electric heated towel radiator and a separate radiator for additional comfort.

Outside - The rear garden is a true highlight-landscaped to a high standard with neatly maintained lawns, mature planted borders, and extending to an impressive length. A full-width paved patio provides the perfect space for entertaining, while a block-paved pathway leads down through the garden to a peaceful seating area. The garden enjoys a high degree of privacy, backing onto open fields, and features two garden sheds and a charming summer house, perfect for a tranquil retreat.

Note: It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on 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: Traditional	Parking: Drive	Electricity supply: Mains
Water supply: Mains	Sewerage: Mains	Heating: Mains gas

Coalfield or mining area: Mining area
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: ADSL copper wire
See Ofcom link for speed: <https://checker.ofcom.org.uk/>

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

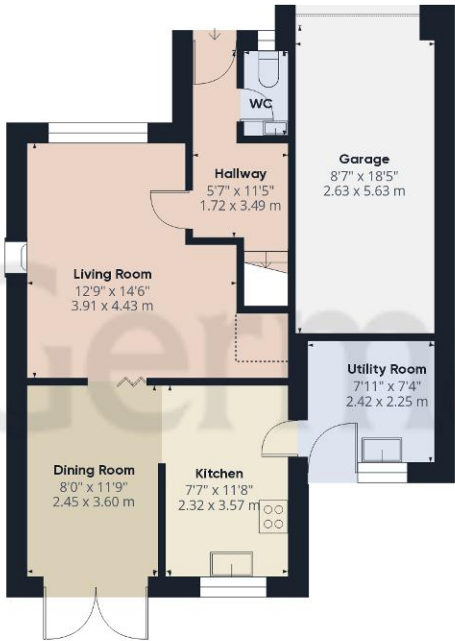
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band C

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

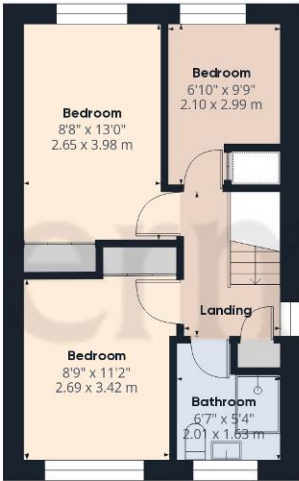
Our Ref: JGA/11042025







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1040.2 ft²
96.64 m²

Reduced headroom

7.77 ft²
0.72 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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Agents' Notes

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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