

Willow Close

Measham, Swadlincote, DE12 7NB



Set on a fantastic corner plot in a popular residential location, this stylish and spacious three-bedroom end townhouse offers a superb opportunity for first-time buyers, families, or downsizers alike. With well-presented interiors, excellent outdoor space, and plentiful off-road parking, this modern home combines comfort and practicality in a desirable village setting.

£220,000

John German 

Located in the thriving village of Measham-well placed for local amenities, schools, and major road links-this home sits within a peaceful cul-de-sac and benefits from both a front driveway and an extended gravel parking area to the side, making it ideal for households with multiple vehicles.

Ground Floor

A contemporary UPVC entrance door opens into a welcoming hallway with staircase rising to the first floor and doors leading off to all ground floor rooms. The guest cloakroom is fitted with a modern white WC and wash hand basin-perfect for visitors or everyday convenience.

The kitchen is smartly fitted with a range of wall and base units running along two sides, finished in a modern style. Integral appliances include a gas hob with extractor fan above and an electric oven beneath, with space for further appliances as required.

To the rear, the lounge/dining room is generously proportioned, featuring a central fireplace as a focal point and ample space for both living and dining furniture. UPVC double-glazed French doors open into the conservatory, which provides an additional light-filled reception space ideal for relaxing, entertaining, or use as a playroom. From here, doors lead out into the rear garden.

First Floor

Upstairs, the home offers three bedrooms, including two single rooms and a particularly spacious king-size principal bedroom that spans the full width of the property. This room benefits from fitted wardrobes with sliding mirrored doors and a matching chest of drawers, along with two front-facing UPVC double-glazed windows.

The family bathroom is fitted with a white suite including a panelled bath with folding glass screen and electric shower over, a pedestal wash hand basin, and WC. Complementary wall tiling and a chrome ladder-style towel radiator add a modern finish.

Outside Space

The property enjoys a generous corner plot, offering significantly more outdoor space than the average townhouse. To the front, a private driveway provides off-road parking, while to the side, a gravel driveway offers additional parking space for multiple vehicles. The landscaped rear garden is a lovely, low-maintenance space,

perfect for relaxing or entertaining. An extensive paved patio leads up to a level artificial lawned area, providing year-round greenery with minimal upkeep. Fenced and brick wall boundaries ensure a good degree of privacy and security.

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: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

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

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

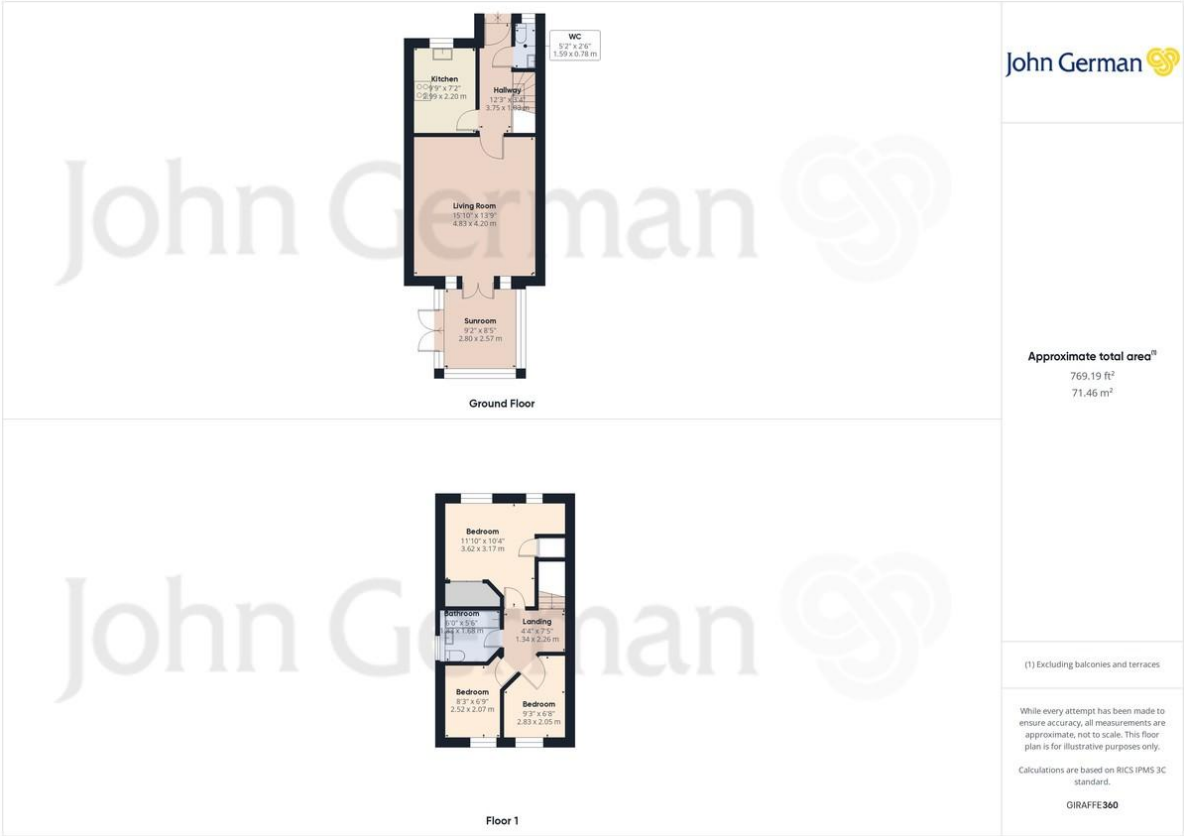
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band B

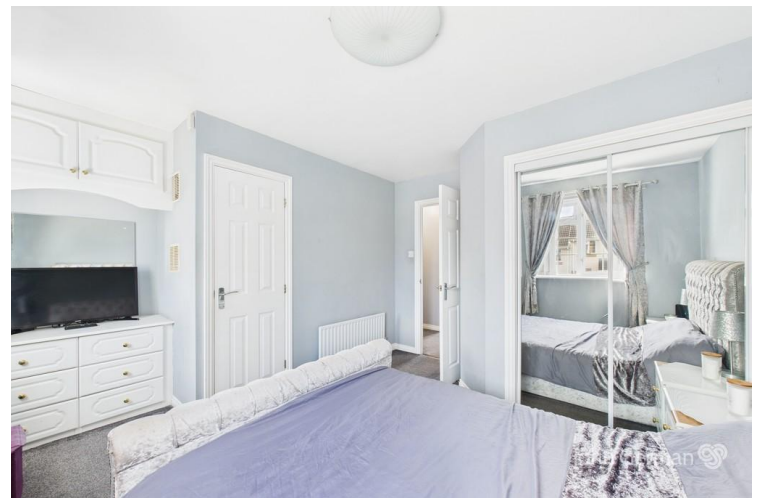
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA07042025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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