

Bosworth Road

Measham, Swadlincote, DE12 7HE

John
German





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£565,000

Having undergone an extensive and sympathetic programme of extension and refurbishment, this former traditional detached home has been beautifully reimaged into a striking double-fronted residence, offering four generous double bedrooms and blending timeless character with high-quality modern finishes throughout.



The property enjoys underfloor heating throughout the ground floor and radiator heating on the first floor. It is superbly positioned on a generous plot of approximately 0.29 acres, surrounded by open countryside, while remaining just a few minutes' drive from the bustling market town of Ashby-de-la-Zouch and its array of amenities.

Nestled on the Leicestershire border with Staffordshire and Derbyshire, Measham is a thriving village situated just off Junction 11 of the A42. It lies at the heart of the National Forest and enjoys proximity to Willesley Grounds, known for its fishing lake and Scout campsite. The village itself boasts a vibrant High Street, a well-regarded primary school, and a local leisure centre, making it a sought-after community for families and commuters alike.

Set well back from the road behind a neat lawned fore garden, the home is approached via a block-paved double-width driveway offering ample off-road parking. Timber double gates open to a secure additional parking area-ideal for a caravan or motorhome-which leads to a detached timber garage.

A storm-canopied entrance porch leads into a welcoming central hallway, where polished porcelain tiled flooring flows seamlessly through to the showstopping kitchen. Undoubtedly the heart of the home, this open-plan living, dining and kitchen space is both stylish and functional. Sleek cabinetry lines one wall, complemented by a large central island with matching countertops, inset sink with boiling water mixer tap, and a breakfast bar-perfect for morning coffee. High-end appliances include an induction hob with designer stainless steel chimney hood, integrated Bosch double fan oven and grill, built-in dishwasher, upright larder-style fridge freezer, and a wine fridge. A front-facing bay window adds charm, while LED mood lighting and Velux rooflights enhance the bright and airy atmosphere. French doors open onto the garden, revealing breath-taking views over the surrounding countryside.

Returning to the hallway, a contemporary guest cloakroom provides everyday convenience before leading on to two versatile reception rooms. The dining room, located to the rear, benefits from French doors onto the garden-perfect for entertaining-while the sitting room to the front features a charming bay window. Both rooms can be adapted to suit individual lifestyle needs.

Upstairs, the first floor reveals four generously proportioned double bedrooms, each enjoying countryside views. The principal suite features dual-aspect windows, fitted wardrobes, and a beautifully appointed en suite with a spacious oversized shower enclosure, pedestal wash basin, WC, and chrome ladder towel radiator. Feature tiling adds a touch of sophistication. The remaining bedrooms share access to the family bathroom, similarly, styled with a panelled bath, pedestal wash basin, WC, and full-height tiling throughout.

The rear garden is a true highlight-laid mainly to lawn and bordered by hedgerow and post-and-rail fencing, creating a wonderful sense of privacy and rural charm. A block-paved patio offers a sunny southerly-facing seating area, leading to a second patio beneath a timber pergola. At the bottom of the garden, a timber shed with light and power offers excellent storage or workspace, alongside yet another peaceful seating spot that enjoys uninterrupted views over adjacent fields.

The property also benefits from a CCTV system and burglar alarm, ensuring peace of mind and security.

Agents note: The right side of the rear garden is agricultural land clearly denoted by the division planting, see aerial view.

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 & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Septic tank

Heating: LPG

(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
www.nwleics.gov.uk

Our Ref: JGA/22042025

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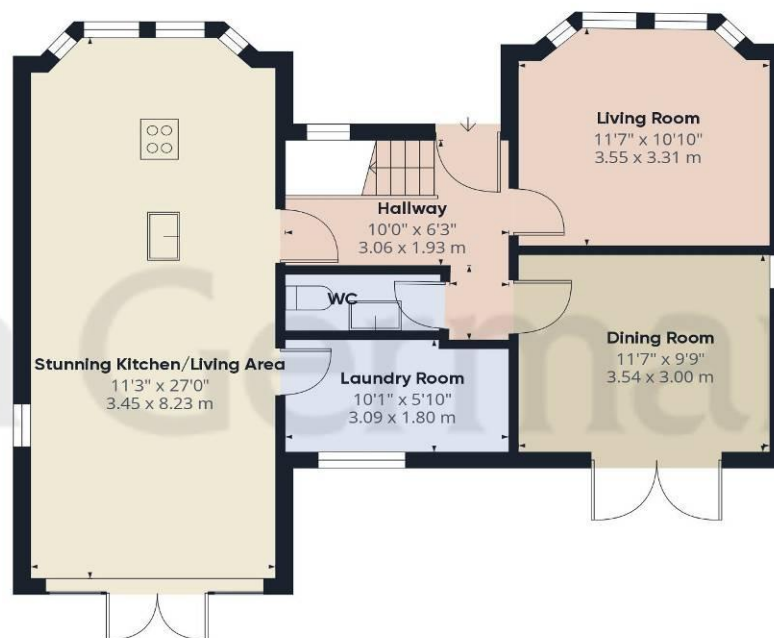




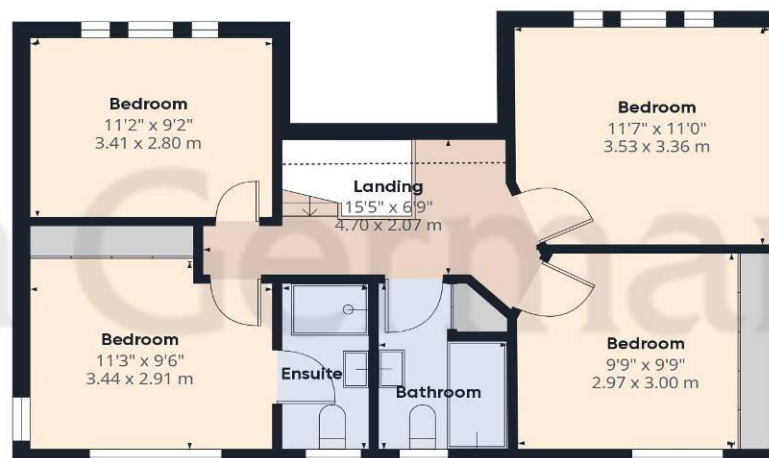








Ground Floor



Floor 1

Approximate total area⁽¹⁾

1296.1 ft²

120.41 m²

Reduced headroom

5.27 ft²

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



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