Dennis Way

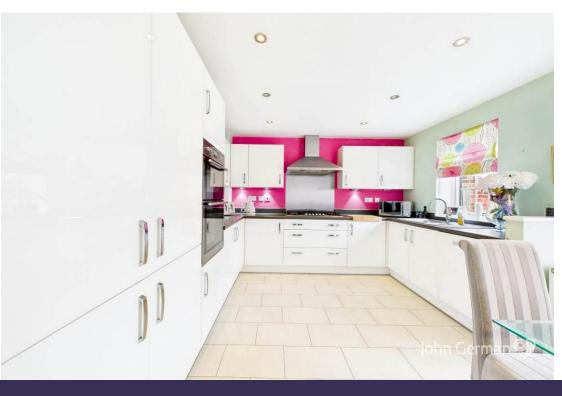
Measham, Swadlincote, DE12 7BP















Measham, Swadlincote, DE12 7BP

Offers in the region of £375,000

A fabulous David Wilson Homes detached property set within a highly sought-after development, benefitting from the remainder of its NHBC warranty. The thoughtfully designed accommodation includes a welcoming hallway, bay-fronted lounge, study, and an impressive open-plan living dining kitchen with glass box bay seating area, plus utility room and guest cloakroom. Upstairs offers four generous bedrooms and two bathrooms, including a luxurious en suite to the principal bedroom.

Accommodation - A half-glazed entrance door opens into a wide and welcoming reception hall, featuring attractive hardwearing LVT flooring that flows seamlessly through to the kitchen. A staircase rises to the first-floor landing, and doors lead off to all ground-floor rooms.

To the right lies a useful study with fitted plantation shutters and pleasant views to the front - perfect for home working. On the opposite side, the bay-fronted lounge offers a generous and elegant living space, again fitted with plantation shutters, creating a calm and inviting atmosphere.

Beneath the staircase, there's a cloakroom fitted with a WC, wash hand basin, and a window to the side, along with a useful understairs storage cupboard.

The heart of the home is the open-plan family living, dining, and kitchen area - a stunning, light-filled space that seamlessly blends comfort and functionality. The contemporary kitchen is fitted with a range of high-gloss base and wall cabinets, contrasting grey worktops, and an inset six-ring gas hob with extractor above. Integrated appliances include an oven and grill, fridge freezer, and dishwasher. There's ample space for a dining table, while a wide picture-box bay window with central French doors opens onto the patio and rear gardens, creating a wonderful flow for family life and entertaining. The utility room offers additional storage with base and wall-mounted units, worktop space with inset sink, and plumbing for a washing machine and tumble dryer. A door provides access to the rear garden.

First Floor - A part-galleried landing with a side window provides access to four well-proportioned bedrooms. The principal bedroom is a generous double, featuring fitted wardrobes and a private en suite shower room with an oversized double shower, mains showerhead, WC, and wash hand basin.

The family bathroom is beautifully finished in white, comprising a panelled bath, a separate oversized walk-in shower with mains shower, WC, and wash hand basin - offering both luxury and practicality for family use.

Outside - To the side of the property is ample driveway parking leading to a single garage, providing both convenience and storage. To the rear, the enclosed garden is laid mainly to lawn, offering a safe and private outdoor space ideal for relaxation, play, or entertaining - ready to be enjoyed and easily maintained.

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. It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request. There is a greenspace charge payable for communal areas, we await confirmation of the amount.

Property construction: Standard

Parking: Drive

Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Mains gas

Coalfield or mining are a: Ex mining area

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

Broadb and 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 E **Useful Websites:** www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/08102025

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.















John





Ground Floor

Approximate total area⁽¹⁾

1397 ft² 129.8 m²

John



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360























The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Agents' Notes

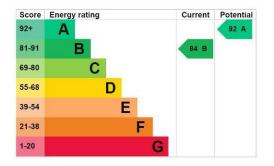
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

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 dients 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.



John German

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

01530 412824

as hbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood Burton upon Trent | Derby | East Leake | Lichfield Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

John German 💖

