



Leicester Road
Measham, Swadlincote, DE12 7JG

£190,000

Property Features

- Traditional two bedroom semi detached home
- Spacious living room with feature fireplace
- Separate dining room
- Fitted kitchen with Pantry and Utility/WC
- Ground floor storage cupboard
- Two well proportioned bedrooms
- Family bathroom to the first floor
- Detached garage
- Driveway providing offroad parking
- Generous and well established rear garden

Full Description

A traditional two bedroom semi detached home offering well proportioned accommodation and excellent potential. With two reception rooms, a detached garage and a generous rear garden, this property is ideal for first time buyers, downsizers or those looking to modernise.

THE FORE

The property is positioned on a generous plot with driveway parking leading to a detached garage. The frontage provides a welcoming approach with access to the main entrance.

GROUND FLOOR

The entrance leads through to a separate dining room located to the front of the property that offers a versatile second reception space, ideal for family meals or entertaining. Through the dining room, you are then taken to a spacious living room featuring a fireplace and ample space for furnishings. The fitted kitchen sits to the rear and provides access to a useful pantry and separate utility/WC area, offering additional storage and practicality.

LIVING ROOM

12' x 11' 5" (3.66m x 3.48m)

DINING ROOM

11' 9" x 11' 5" (3.58m x 3.48m)

KITCHEN

10' x 6' 9" (3.05m x 2.06m)

PANTRY

5' 1" x 4' 2" (1.55m x 1.27m)

UTILITY/WC

6' 9" x 5' 2" (2.06m x 1.57m)



FIRST FLOOR

The first floor comprises two well proportioned bedrooms arranged around a central landing. The family bathroom is also located on this floor and is fitted with a suite including bath, wash basin and WC.

BEDROOM ONE

11' 9" x 11' 5" (3.58m x 3.48m)

BEDROOM TWO

12' x 8' 4" (3.66m x 2.54m)

BATHROOM

9' 9" x 6' 9" (2.97m x 2.06m)

THE REAR

To the rear, the property enjoys a generous and well established garden, mainly laid to lawn with mature planting and seating areas. The detached garage provides additional storage or workshop potential, complemented by driveway parking. There is also a large shed/workshop positioned at the back of the garden.

GARAGE

21' 8" x 10' 4" (6.6m x 3.15m)

SHED/WORKSHOP

19' 2" x 11' 1" (5.84m x 3.38m)

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

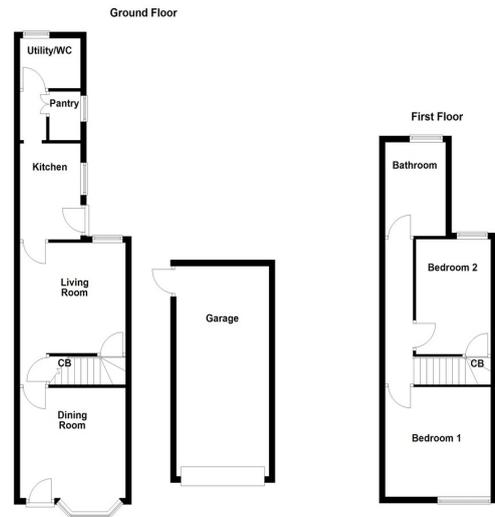
TENURE

We have been advised that this property is freehold however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements