



Brick Kiln Croft, Measham



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£340,000



### Key Features

- Spacious Detached Family Home, Redesigned from Four Bedrooms to Three
- Small Exclusive Development
- Cosy Lounge + Separate Dining Room
- Fitted Kitchen + Utility
- Study | Cloakroom/W.C.
- Luxurious Master suite Featuring a Dressing Room and En-Suite
- EPC rating U
- Freehold





Discover the charm of Brick Kiln Croft, a beautifully crafted detached family home nestled in the peaceful village of Measham. Previously a four-bed, this elegant residence has been meticulously redesigned into a spacious three-bedroom haven, complete with a luxurious master suite featuring a dressing room and en-suite.

As you step inside, be welcomed by the grand entrance hallway, where oak flooring guides you through an array of living spaces. Relax in the cosy lounge adorned with a feature coal effect fireplace and French doors that open up to a south-facing garden, perfect for soaking up the sun. The fitted cottage-style kitchen delights with contrasting worktops, integrated appliances, and a utility nook for all your laundry needs. Entertain guests in the open-plan dining room that seamlessly connects to a bright conservatory, or retreat to the separate study for focused work.

The upstairs reveals a sumptuous master bedroom, with a fully fitted dressing room and en-suite with two additional bedrooms, complemented by a contemporary family bath.

Outside, enjoy off-road parking, a detached single garage, and a sprawling garden, ideal for entertaining or peaceful reflection amidst lush greenery. This is more than a house—it's where dream homes come to life. Don't miss out on this rare opportunity! Contact our team today for more details.

Nestled in the charming village of Measham, Brick Kiln Croft offers more than just a beautiful home; it situates you within a vibrant and welcoming community. Measham is positively brimming with heritage and character, featuring a delightful blend of historic architecture and modern conveniences. The village lies within the heart of the National Forest, providing countless opportunities for nature enthusiasts and outdoor activities such as hiking, cycling, and leisurely woodland walks. It's an ideal location for families seeking a peaceful atmosphere with easy access to the scenic British countryside.

Measham benefits from excellent local amenities that cater to everyday needs and more. There is a variety of local shops, including a convenient supermarket, independent retailers, coffee shops, and cosy pubs, making day-to-day living remarkably easy and enjoyable. Additionally, a choice of both primary and secondary schools are present, ensuring that families will find educational facilities to suit children of all ages. Transport links are readily available, with the M42 motorway conveniently nearby, allowing for straightforward travel to larger locales such as Birmingham, Leicester, and Nottingham.

Social and community activities abound, thanks to various clubs and organizations based in and around Measham, offering something for everyone in the family. From sports clubs to art groups, the village has a diverse and thriving community spirit. Throughout the year, Measham hosts multiple community events and festivals that serve as fantastic opportunities to become an integrated member of this lively locale.

Furthermore, Measham is not just about local charm—it's well-positioned for accessing more extensive facilities and attractions. The bustling market towns of Ashby-de-la-Zouch and Swadlincote are merely a short drive away, both offering a broader range of shopping, dining, and entertainment options. Nearby historic attractions, including Ashby Castle and the picturesque Calke Abbey, offer plenty of exciting excursions for history buffs and family outings alike.

## ACCOMMODATION

ENTRANCE HALLWAY 3.9m x 2.82m (12'10" x 9'4")

LOUNGE 4.09m x 3.18m (13'5" x 10'5")

SEPARATE DINING ROOM 3.18m x 2.67m (10'5" x 8'10")

FITTED KITCHEN 4.21m x 2.48m (13'10" x 8'1")

UTILITY ROOM 1.79m x 1.47m (5'11" x 4'10")

STUDY 1.95m x 1.91m (6'5" x 6'4")

CLOAKROOM/W.C. 1.78m x 0.86m (5'10" x 2'10")

## FIRST FLOOR ACCOMMODATION

BEDROOM ONE 4.13m x 3.1m (13'6" x 10'2")

DRESSING ROOM/BEDROOM FOUR 2.94m x 2.46m (9'7" x 8'1")

EN-SUITE SHOWER ROOM 1.9m x 1.5m (6'2" x 4'11")

BEDROOM TWO 3.17m x 2.88m (10'5" x 9'5")

BEDROOM THREE 2.88m x 2.01m (9'5" x 6'7")

BATHROOM 2.42m x 1.93m (7'11" x 6'4")

DETACHED SINGLE GARAGE 5.31m x 2.94m (17'5" x 9'7")

## COUNCIL TAX BAND:-

The property is believed to be in council tax band: D

## HOW TO GET THERE:-

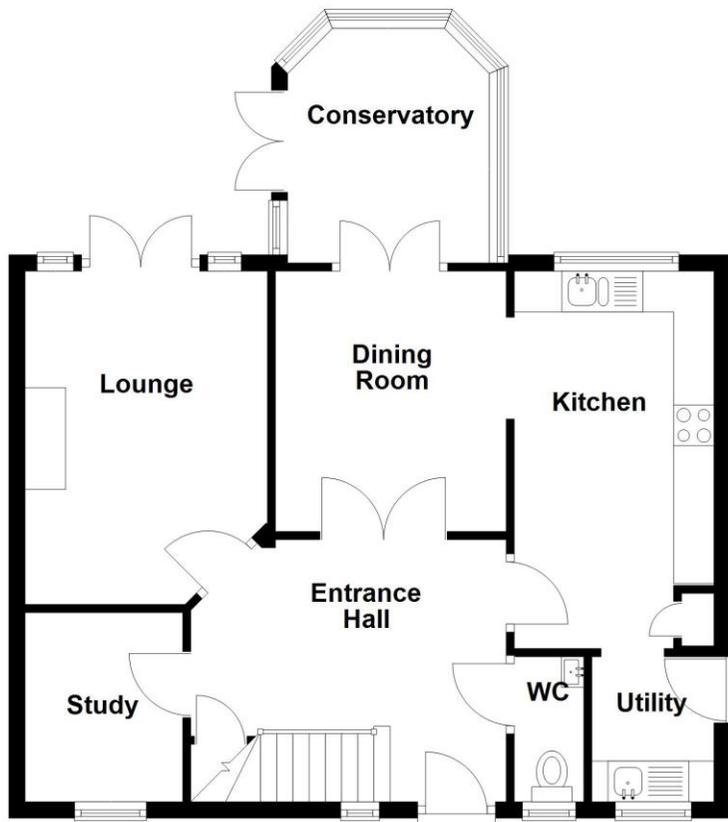
Postcode for sat navs: DE12 7JJ

## PLEASE NOTE:-

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



**Ground Floor**



**First Floor**

