

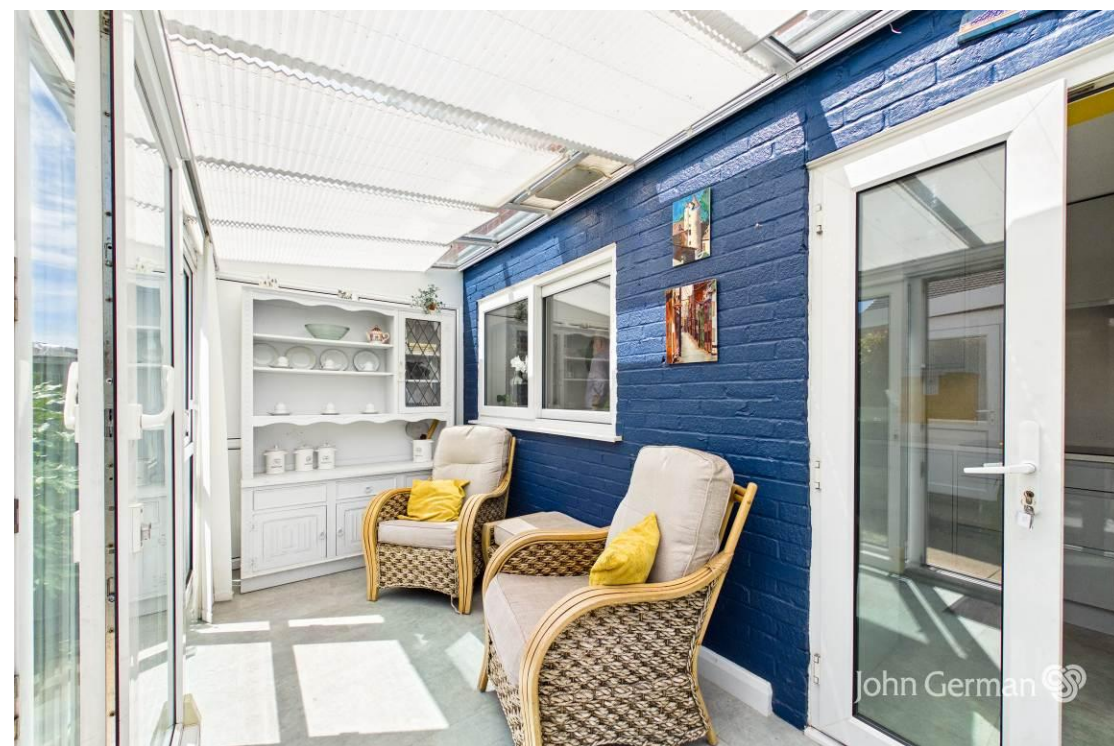
Browning Drive

Measham, Swadlincote, DE12 7EE

John German



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£250,000

Beautifully presented and thoughtfully upgraded, this modern three-bedroom semi-detached village home occupies an enviable corner plot within a popular residential development and is offered to the market with no upward chain.



The property combines stylish contemporary interiors with generous living accommodation, featuring a superb refitted quartz kitchen, spacious lounge/dining room, conservatory with underfloor heating, principal bedroom with luxury en-suite, landscaped wraparound gardens, detached garage and driveway.

An entrance door opens into the welcoming reception hallway, where stairs rise to the first floor and attractive oak internal doors lead to the ground floor accommodation.

The principal reception room is a superb dual-aspect lounge and dining room extending from the front to the rear of the property. Filled with natural light from windows to both elevations, the room features elegant coving to the ceiling and a contemporary wall-mounted living flame gas fire, creating an inviting focal point.

Asliding oak door opens into the beautifully refitted kitchen, finished in stylish soft grey high-gloss units complemented by gleaming quartz work surfaces. The kitchen is superbly equipped with an inset ceramic hob beneath an extractor canopy, integrated oven, microwave, fridge and washing machine, providing both practicality and contemporary style.

Leading from the kitchen, uPVC double doors open into the conservatory, a versatile additional reception space overlooking the garden and benefiting from the comfort of underfloor heating, making it ideal for year-round use.

Ascending to the first floor, the landing gives access to three bedrooms via white panelled internal doors.

The principal bedroom enjoys an attractive front aspect, ornate coving and the luxury of a beautifully appointed en-suite shower room featuring full-height tiling, a contemporary floating vanity wash hand basin, WC, chrome heated towel rail and a large walk-in shower with rainfall shower head and separate handheld attachment.

Bedroom two is a generous double room fitted with an excellent range of wardrobes providing hanging rails and shelving, while also housing the cupboard containing the gas-fired combination central heating boiler. Bedroom three offers excellent versatility as a child's bedroom, guest room or home office.

Completing the accommodation is the ground floor family bathroom, finished in white with bath and shower over, pedestal wash hand basin and WC.

Outside, the property occupies a prominent corner plot with attractively landscaped front gardens enclosed by decorative railings and designed for ease of maintenance with flag stone finish. Gated side access leads into the beautifully landscaped wraparound rear garden, thoughtfully arranged with artificial lawn, raised sleeper-edged bark beds, mature planted borders, and a raised patio terrace which enjoys a high degree of privacy and provides a wonderful suntrap for outdoor entertaining.

A rear access gate leads to the driveway and detached garage. The garage benefits from an electric remote-controlled roller door, lighting, power, useful workbench space, room for additional appliances such as a freezer, and a personal side door providing direct access into the garden.

Agents notes: The property is located in an ex-mining area. The sale is subject to Grant of Probate.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(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 B

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

<https://www.gov.uk/check-if-property-is-affected-by-coal-mining>

Our Ref: JGA/08072026

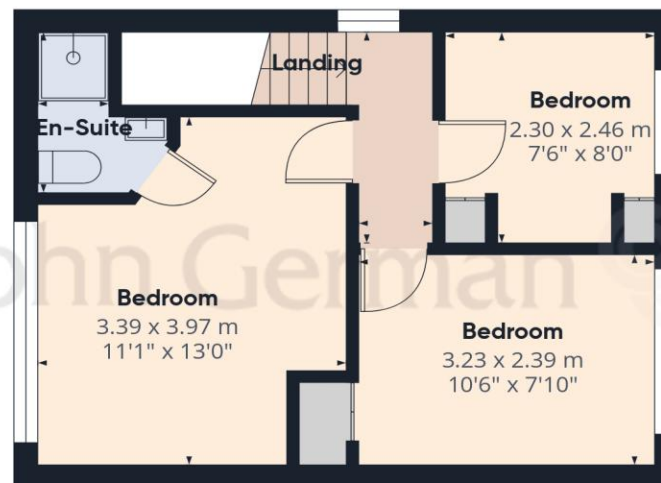
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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.



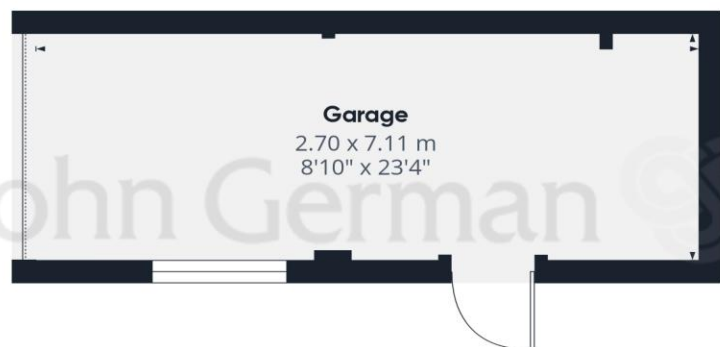




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

88 m²

947 ft²

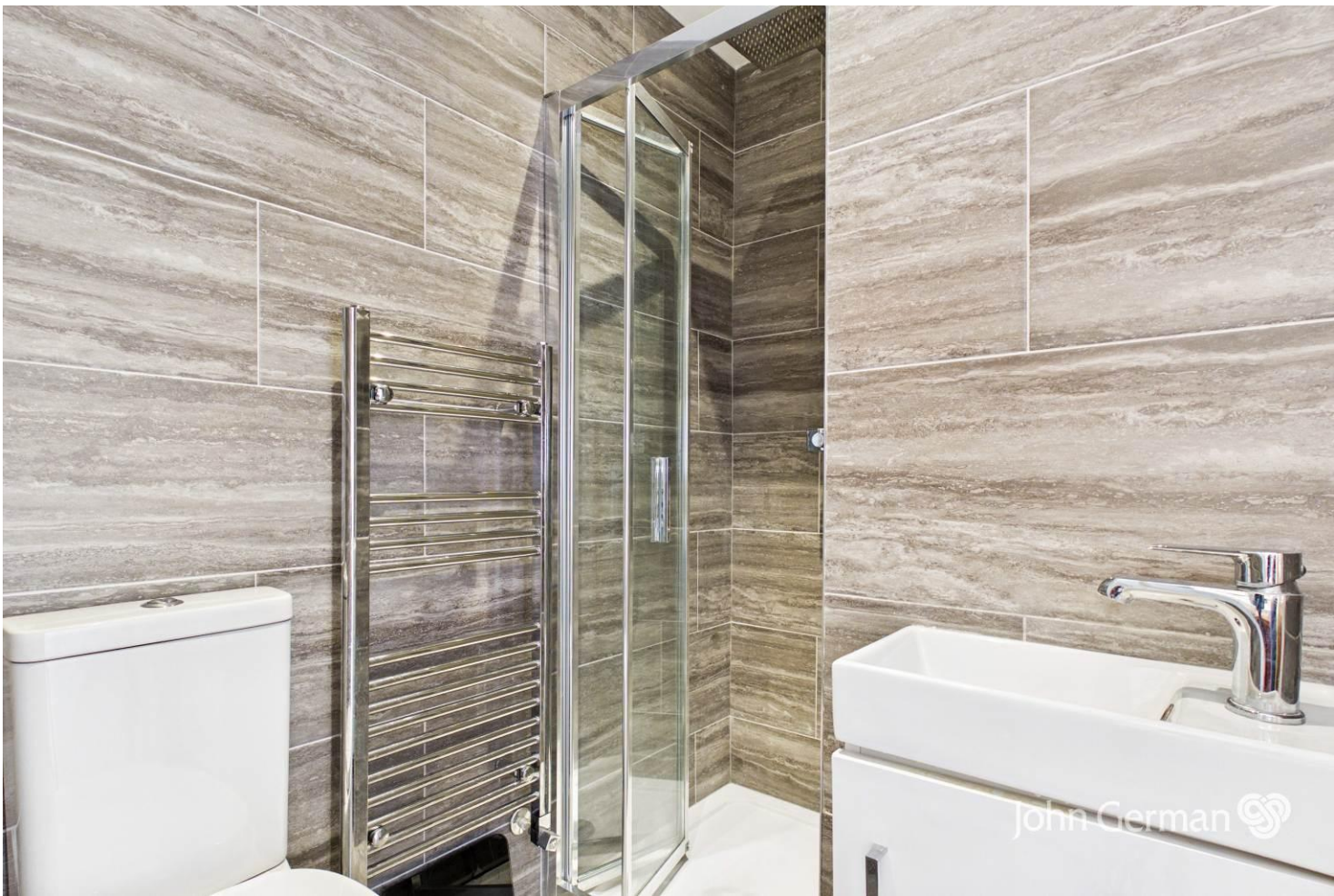
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

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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.

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.

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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 clients 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



John German

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

01530 412824

ashbysales@johnngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
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