

New Street

Measham, Swadlincote, DE12 7JN



Positioned within a small row of similar properties, this attractive two bedroom home is set far back from the road with a neat approach, dedicated parking to the rear for two to three vehicles, a good size south-westerly facing rear garden and a practical layout. Ideal for first time buyers. No chain.

Price range £170,000 - £175,000

John German 

A paved pathway leads to the front entrance, which is sheltered beneath a covered porch. A white UPVC entrance door with glazed panels opens into the welcoming hallway.

The entrance hallway provides a great first impression with access to the living space and stairs leading off, a useful under-stair storage area, dado rail detailing.

The kitchen on your left is fitted with a range of light maple effect fronted units complemented by light grey work surfaces and tiled splashbacks. There is integral gas hob with oven beneath, space for washing machine and slim line dishwasher, a freestanding tall fridge freezer and there is a stainless steel sink unit with mixer tap and window above overlooking the front aspect.

The lounge diner provides a bright and comfortable living space with laminate flooring, feature fireplace and plenty of room for both seating and dining furniture if required. A large glazed door and adjoining window open directly onto the rear garden, allowing plenty of natural light into the room and creating a pleasant connection with the outside space.

Stairs rise to the first floor landing where there is access to the loft space, two bedrooms and the family bathroom.

Bedroom one is a generous double bedroom extending across the width of the property, enjoying a pleasant outlook over the rear garden. Bedroom two is positioned to the front of the home with a useful recess ideal for wardrobe placement.

The bathroom is fitted with a traditional white suite comprising panelled bath with wall mounted shower, pedestal wash basin and low level WC, with tiled areas surrounding the main splash zones and an obscure window providing natural light.

Outside, the rear garden is a particular feature of the property, enjoying a south-westerly aspect and benefiting from afternoon and evening sunshine. A patio seating area leads onto a mature garden which is mainly laid to lawn with established flower and shrub borders. A pathway leads to the garden shed, with a secure rear gate providing access to the shared private parking area which is accessed at the end of the row the three houses.

Agents notes: 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 shared access drive to the parking area.

Please note that some images within this brochure may have been virtually staged for marketing purposes. These images are intended to help illustrate the potential use and layout of the accommodation and may include digitally added furniture or furnishings. 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: Shared parking area

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/>

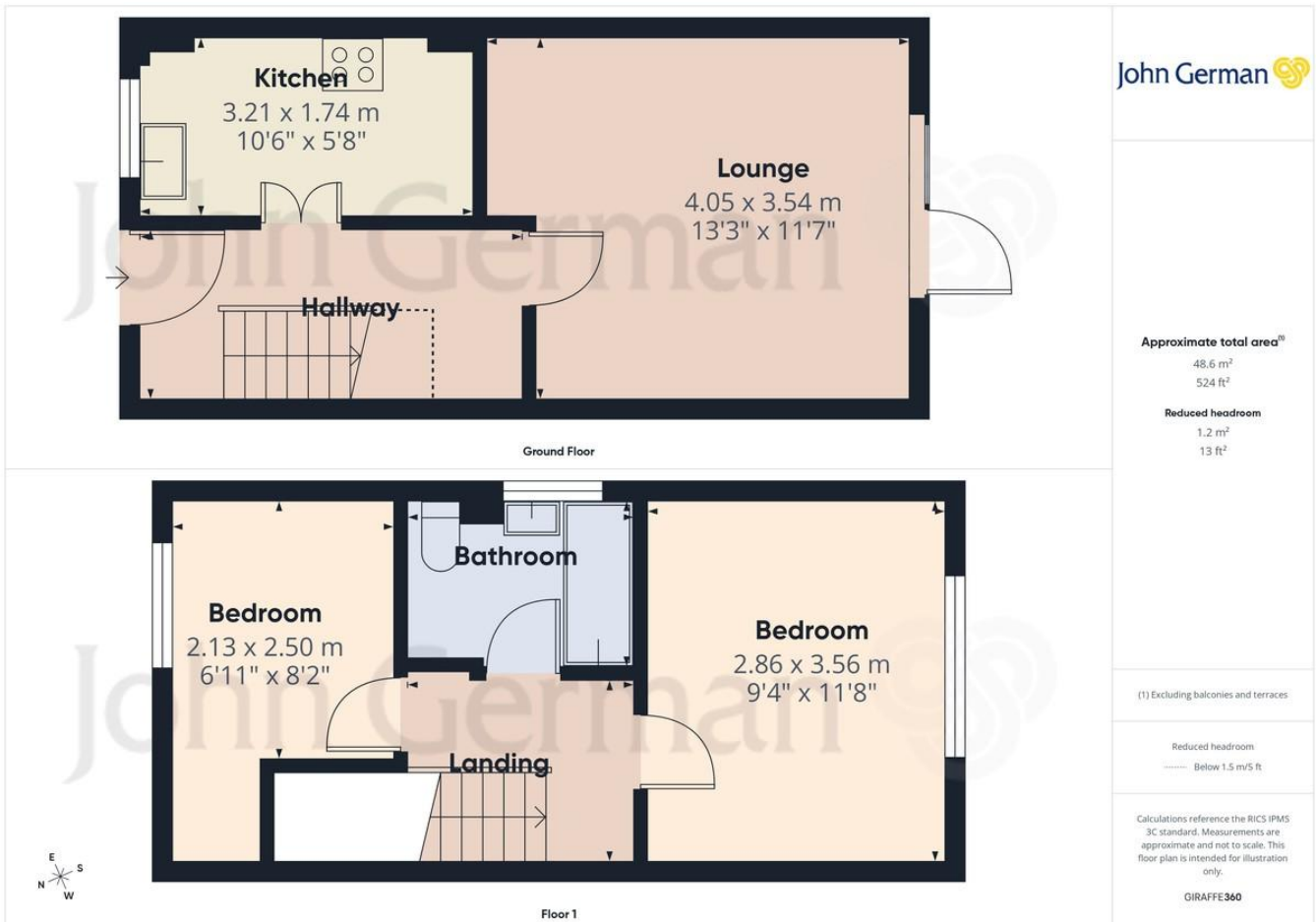
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band A

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

Our Ref: JGA/02072026

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

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