

# Dennis Way

Measham, Swadlincote, DE12 7BP

John  
German





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Offers in the region of £370,000

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 area:** Ex mining area

(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 E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/08102025

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Ground Floor

Approximate total area<sup>m</sup>

1397 ft<sup>2</sup>  
129.8 m<sup>2</sup>



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.

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#### Agents' Notes

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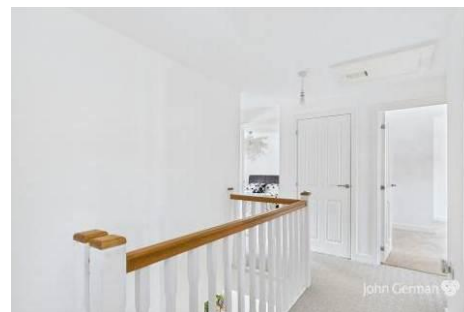
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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**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		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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