

Dennis Way

Measham, Swadlincote, DE12 7BP

John
German

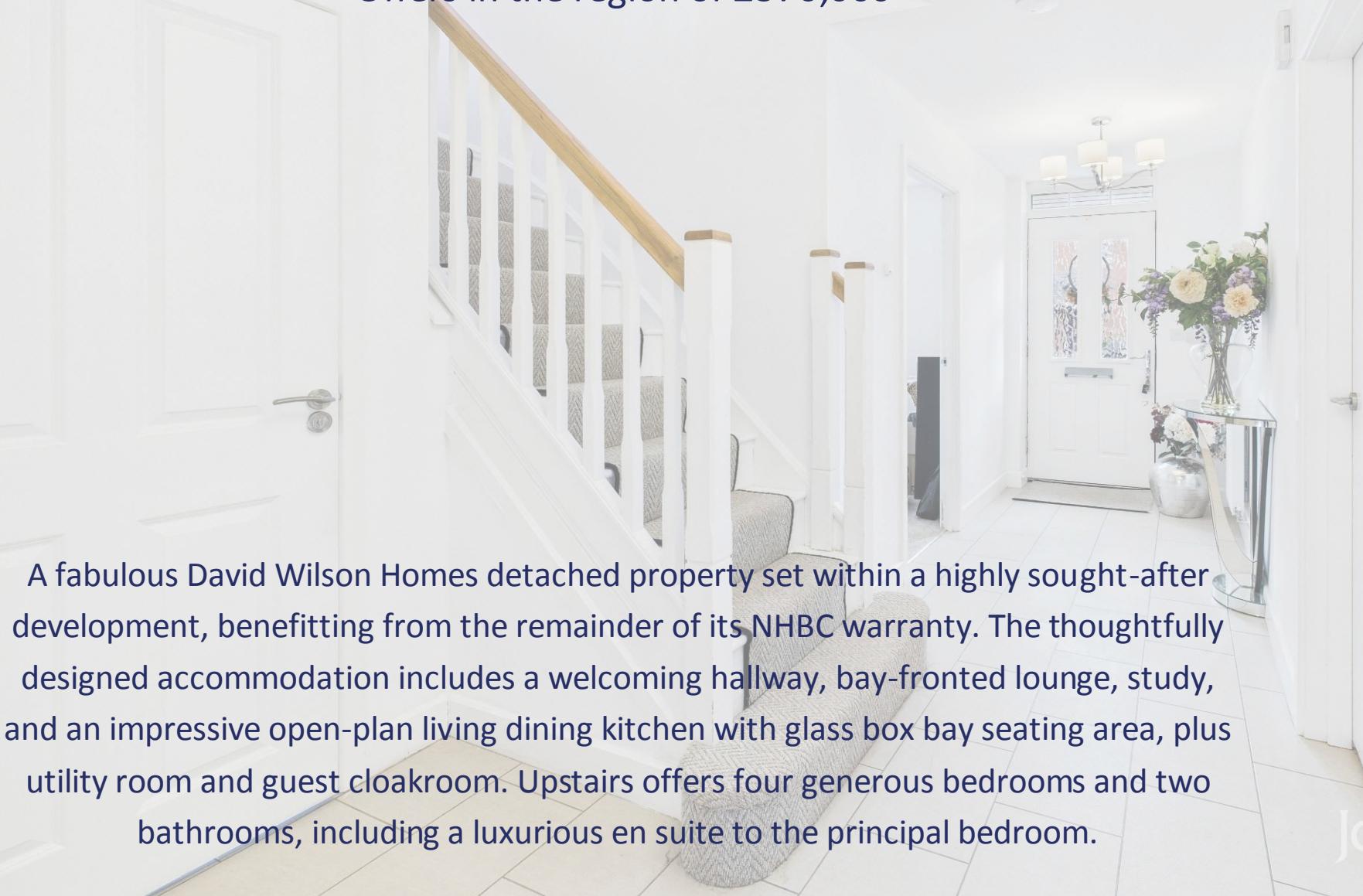




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Measham, Swadlincote, DE12 7BP

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.

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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

Our Ref: JGA/08102025

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Ground Floor

Approximate total area⁽¹⁾

1397 ft²

129.8 m²

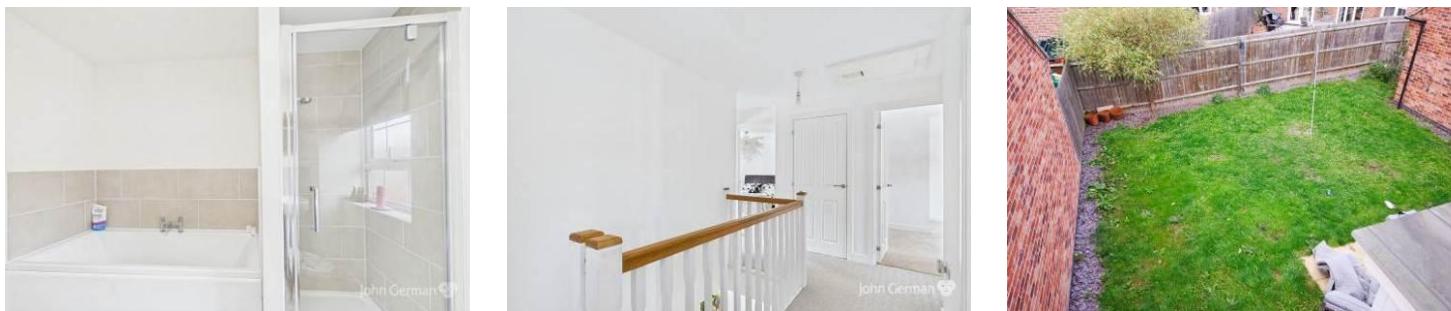


Floor 1

(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

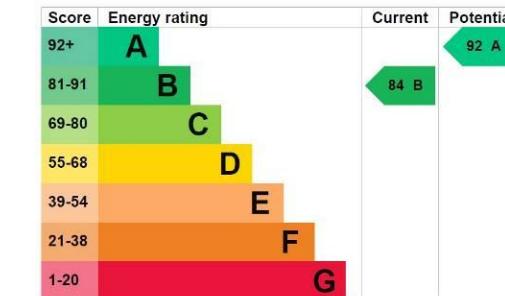
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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.



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