

Pickerings Avenue

Measham, Swadlincote, DE12 7SB

John 
German





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£385,000

Excellent modern detached family home built by David Wilson in a popular residential setting, offering stylish, spacious accommodation. Immaculately presented and thoughtfully designed with open-plan living, dining and kitchen, four generous bedrooms, two bathrooms, WC, lounge, carport and garage.

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Measham is a popular and well-connected village offering a great range of everyday amenities, including shops, cafés, pubs and local services. Surrounded by attractive countryside, it also provides excellent access to Ashby-de-la-Zouch, the A42 and M42, making it an ideal choice for commuters and families alike.

Step into a welcoming reception hallway with attractive and practical LVT flooring. To the right is the lovely living room, featuring a bay window overlooking the front, while to the left is a useful guest cloakroom. Running the full width of the home is the impressive open-plan living, dining and kitchen space – a superb sociable area and undoubtedly the heart of the home. The kitchen features an extensive range of off-white wall and base cabinets, complemented by deep charcoal-grey contrasting worktops and attractive tiled flooring. There is ample space for a large family dining table alongside a comfortable sofa and sitting area, with dual-aspect windows and French doors opening onto the garden. The kitchen is particularly well equipped, featuring a six-burner gas hob with stainless-steel splashback and extractor hood, double oven, integrated dishwasher and fridge freezer. A useful double-door pantry cupboard provides additional storage, worktop space and room beneath for a washing machine and further appliances. From the reception hallway, the staircase rises to the first-floor landing, where classic white panelled doors lead to four generously proportioned bedrooms. This is an ideal home for families seeking bedrooms with plenty of space.

The principal bedroom is particularly impressive in size, with an extensive bank of fitted wardrobes, ample room for additional bedroom furniture and a comfortable seating area. It also benefits from a stylish en-suite shower room with a full-height double shower enclosure, mains shower, pedestal wash hand basin, WC and heated towel radiator. Bedroom two is another excellent-sized room, featuring two double fitted wardrobes, dual-aspect windows and plenty of space for bedroom furniture, a sofa and study desk. Bedrooms three and four are also generously proportioned, with views overlooking the garden. The family bathroom is finished in white with complementary tiling and comprises a panelled bath with mixer tap and glazed shower screen, mains shower over, WC, pedestal wash hand basin and heated towel radiator.

Outside, the rear garden enjoys a lovely aspect and feature an attractive paved patio, central shaped lawn and well-stocked borders framed by mature shrubs. The garden also wraps around the rear of the single garage, providing additional outdoor space and a pleasant degree of privacy.

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.

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 E

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

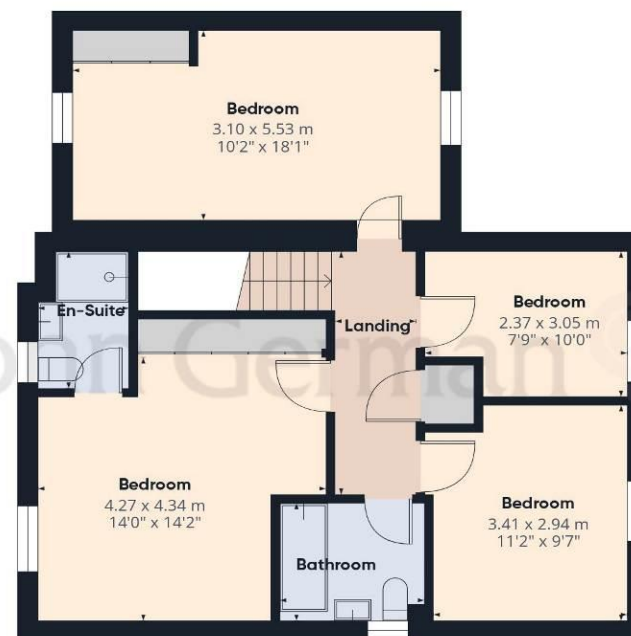
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

131.9 m²

1421 ft²

(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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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.

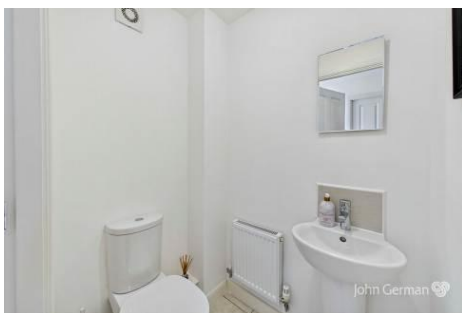
Referral Fees

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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