

Leicester Road

Measham, Swadlincote, DE12 7JG

John 
German





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Offers Over £335,000

A warm and welcoming three-bedroom detached bungalow offering generous living space, a bright kitchen/diner, useful utility, landscaped garden, ample driveway parking and a detached double garage, all set in a well-established part of Measham.

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Step into a spacious and welcoming entrance hallway, which gives access to the main family living spaces as well as a further inner hallway leading to the bedrooms and family bathroom. There is also a useful cloakroom fitted with a low-level WC and corner wash hand basin, with a window to the front elevation.

The lounge is a lovely family room with plenty of space for comfortable seating and freestanding furniture. Windows to both the front and side elevations bring in lots of natural light, while the gas fireplace creates a warm focal point and gives the room a cosy, homely feel.

Also accessed from the entrance hall is the generous kitchen/dining room, offering a practical and sociable space for everyday family life. The kitchen is fitted with a range of wall and base units with work surfaces over, together with an inset oven and gas hob. A bay-style dining area has windows to the front and side elevations, creating a bright spot for family meals, while a further window sits above the kitchen sink.

From the kitchen, a door leads through to the utility room, fitted with additional base units, laminate work surfaces and a sink, together with space and plumbing for a washing machine. The gas-fired boiler is also located here, and with windows to both the front and rear elevations as well as a door into the garden, it is a very practical addition to the home.

Returning through the hallway, the bedroom accommodation is grouped together to create a nice separation from the main family living areas. The principal bedroom is a very generous room and benefits from an extensive range of fitted wardrobes and storage, while sliding glazed doors open directly onto the rear garden. Bedroom two is another well-proportioned room with fitted wardrobes and drawers, while bedroom three also benefits from built-in storage and a window overlooking the rear.

The family bathroom is generously sized and fitted with a corner bath, separate shower cubicle, low-level WC and pedestal wash hand basin, with a window to the side elevation.

The property also benefits from UPVC double glazing throughout and gas-fired central heating.

Outside, the home sits within a particularly attractive and well-maintained plot. To the front is a landscaped garden with a variety of established shrubs and planting, while the substantial block-paved driveway provides plenty of off-road parking for several vehicles and leads to the detached double garage. The double garage is fitted with an up-and-over door to the front and a separate personnel door to the side, making it ideal for parking, storage or use as a workshop.

To the rear, the garden has been designed with ease of maintenance in mind, being predominantly paved with a raised planting area and mature hedging to the rear, creating a pleasant and private outdoor space to sit and relax.

With its spacious single-storey layout, generous family living spaces, excellent parking and detached double garage, this is a warm and welcoming three-bedroom detached bungalow with plenty to offer in a well-established part of Measham.

Agents notes: The property is not registered with the Land registry and will require a first registration on sale, for which most solicitors will make an additional charge. 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 & double 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 D

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

Our Ref: JGA/08092026

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.





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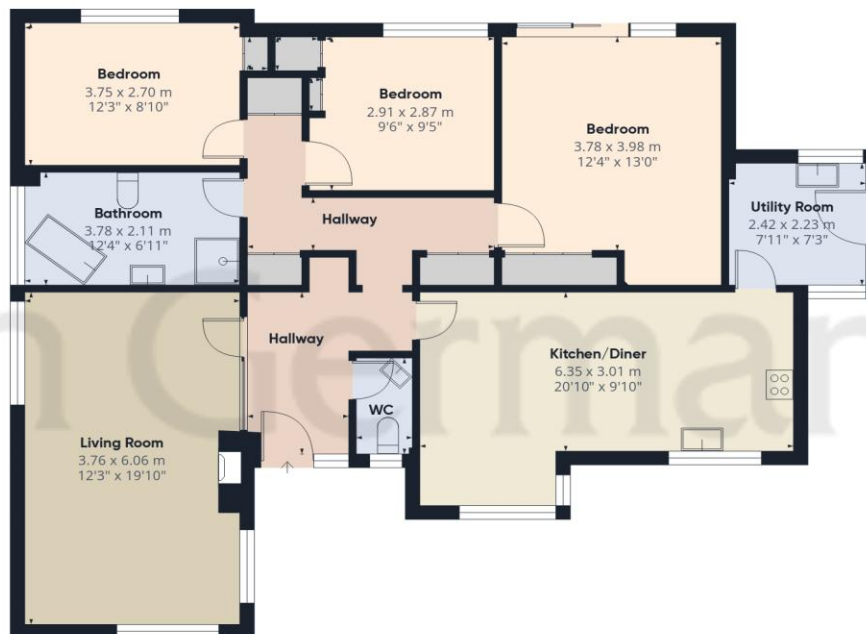
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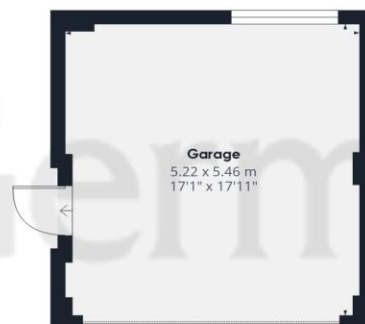
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Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

142.9 m²

1538 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

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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 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@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
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JohnGerman.co.uk Sales and Lettings Agent



