

# Leicester Road

Measham, Swadlincote, DE12 7JG

John   
German





# Leicester Road

Measham, Swadlincote, DE12 7JG

**£260,000**

**Available with no upward chain is this deceptively proportioned four-bedroom family home with a large southerly facing private rear garden, full-width lounge, conservatory, en-suite shower room to master and plenty of parking. Perfect family home.**



Measham is a village in Leicestershire and is close to the Staffordshire and Derbyshire border, located just off the A42 Junction 11 south of Ashby-de-la-Zouch. The village lies at the heart of the National Forest and close to Willesley Grounds which has a fishing lake and scout campsite. The village has a busy High Street with many shops, an excellent local primary school and leisure centre.

**Accommodation:** Sitting well back from the road behind a block paved driveway with turning area, this family home requires internal appraisal to be fully appreciated.

A long central hallway with winding open tread staircase leads to the first floor and all doors lead off. There is a guest cloakroom to the left and straight ahead is the lovely sized full width lounge set to the rear with a feature fireplace and French double doors leading off into the adjoining conservatory which has views over the rear garden and double doors leading out to the patio.

Also off the hall is the modern fitted breakfast kitchen overlooking the front with base and wall mounted units running along two walls with rolltop worksurfaces and integral gas hob, oven, dishwasher and fridge. An archway leads off to the utility room which has space for washing machine, tumble dryer and wall mounted central heating boiler.

On the first floor you will find a generous part galleried landing which gives access to the master bedroom suite with views over the garden and a refitted en-suite shower room which is fully tiled and fitted with an enclosed shower cubicle, pedestal wash hand basin and WC.

Serving the three remaining double bedrooms is the family bathroom which has a corner bath with shower mixer tap, WC and pedestal wash hand basin.

Outside, one of the real highlights is without a doubt the large rear garden which is not overlooked and has a lawned area and mature planting. The garden enjoys a southerly aspect with two patio seating areas.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

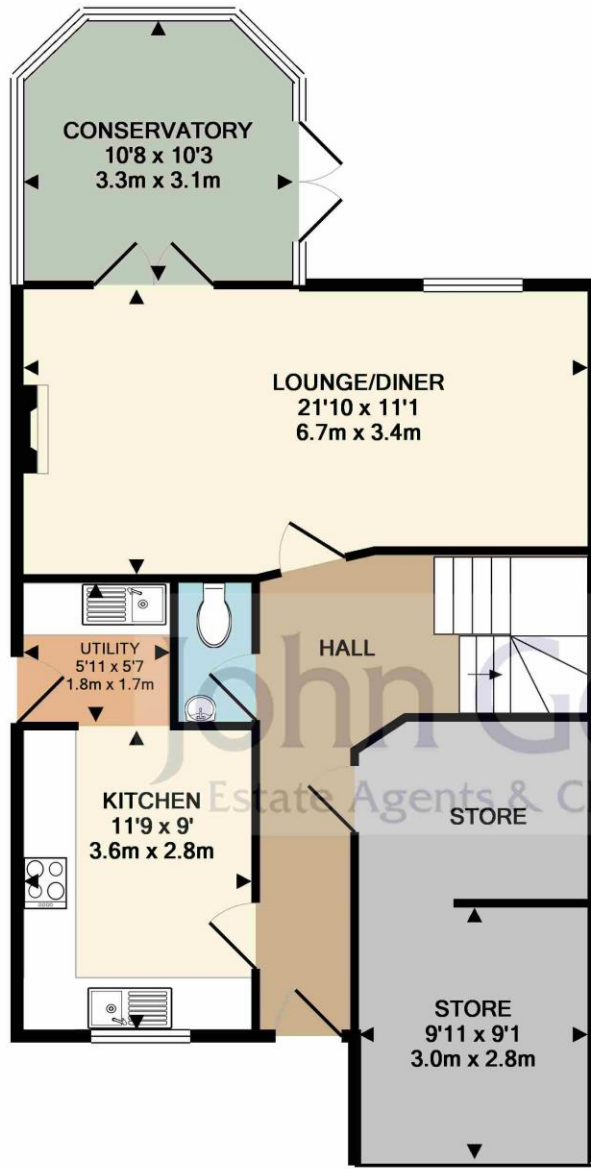
**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property, but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk) ; [www.nwleics.gov.uk/pages/planning](http://www.nwleics.gov.uk/pages/planning)

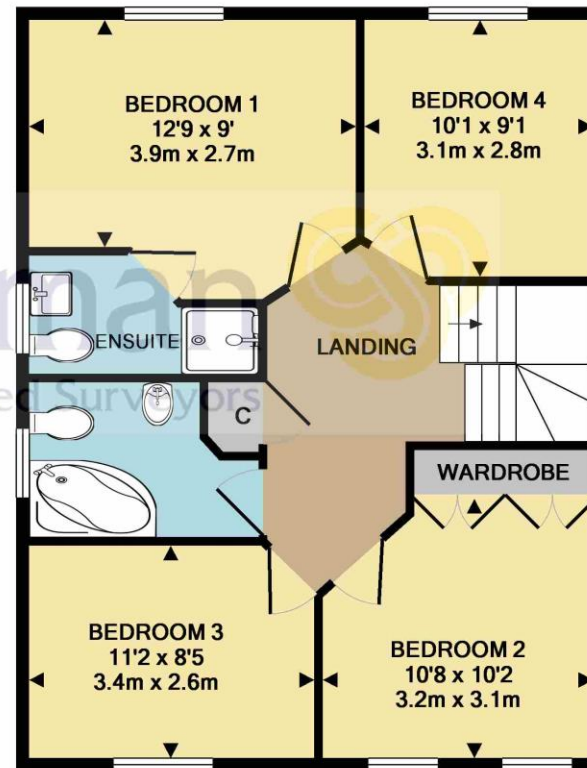
**Our Ref:** JGA/22012019







GROUND FLOOR  
 APPROX. FLOOR  
 AREA 767 SQ.FT.  
 (71.2 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 619 SQ.FT.  
 (57.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1386 SQ.FT. (128.7 SQ.M.)



### Floor Plan Clause

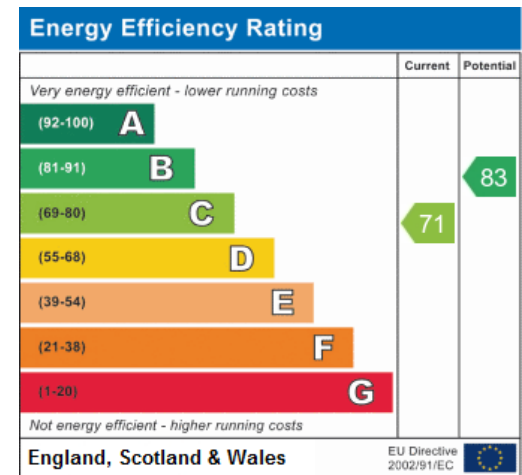
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

### 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.

### Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.



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  
Loughborough | Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent



