

# Leicester Road

Measham, Swadlincote, DE12 7JG

John German





HOME IS WHEREVER I'M WITH YOU



# Leicester Road

Measham, Swadlincote, DE12 7JG

£200,000

Semi-detached Edwardian arts and crafts period home with a beautiful ornate brick façade, complimented by a spacious, modern interior. Long, pretty gardens lie to the rear, perfect for any family buyer. Viewing is highly recommended.



## Measham

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 back from the road behind a picket fence and a low maintenance fore-garden, this beautiful ornate Edwardian home has a feature arched entrance porch with half-height original tiling to the sides. A door opens to lead you into a very spacious, open-plan lounge / dining room. The lounge has a bay window to the fore, with fitted plantation style shutters, a feature fireplace at the focal point. This space flows into the dining room, which has ample space for a family dining table and stairs leading off.

Open access leads into the adjacent kitchen, having shaker style units wrapping along the walls with complimentary high gloss countertops, integral gas hob with extractor over and oven under. There is a useful guest doakroom / utility room and from the kitchen, a stable door takes you out to the gardens and patio area.

Climb the stairs to the first floor and leading off the landing you will find that there are three bedrooms. The master bedroom lies to the front, being the full-width of the property and has the benefit of fitted mirrored wardrobes to one wall and a lovely, ornate, period style, decorative fireplace as a centre point. Bedrooms two and three overlook the rear gardens.

The family bathroom is fitted with a modern white suite, comprising bath with glazed shower screen, ceramic tiled splashbacks to the walls, a fitted bath with shower over, pedestal wash hand basin and WC.

Outside, gated side access leads you around the rear of the property and here you will find a lovely paved pathway leading to a patio area. A picket fence and gate opens into a lovely, shaped, lawned garden with mature planted flowering borders with a wide variety of shrubs and cottage style plants. A gravelled pathway leads along to the bottom of the garden where you will find a second enclosed patio area with feature brick-built wall and slate paving. There is also a useful storage outbuilding with door and window to the side.

**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),  
[https://www.nwleics.gov.uk/pages/view\\_planning\\_applications](https://www.nwleics.gov.uk/pages/view_planning_applications)

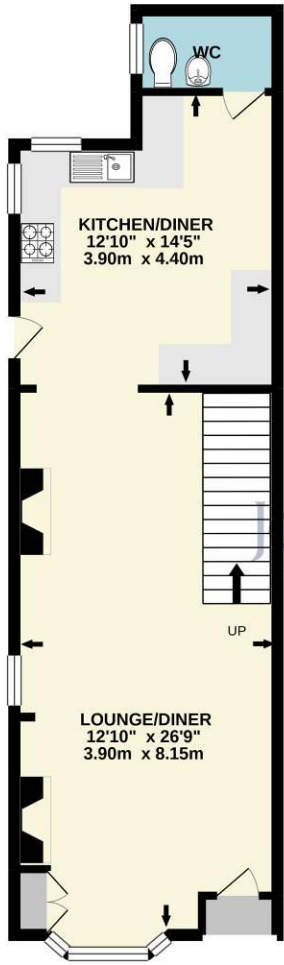
**Our Ref:** JGA/18052021

**Local Authority/Tax Band:** North West Leicestershire Council / Tax Band B

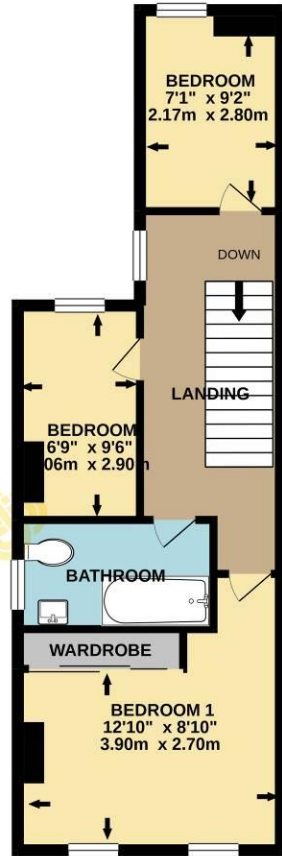




GROUND FLOOR  
529 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.8 sq.m.) approx.



John German  
Estate Agents & Chartered Surveyors

TOTAL FLOOR AREA : 958 sq.ft. (89.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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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		82   B
69-80	C		
55-68	D		
39-54	E	48   E	
21-38	F		
1-20	G		



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