



Mease Close, Measham



3



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£240,000



Key Features

- Charming Three-Bedroom Semi-Detached Home
- Ideal for First-Time Buyers and Families
- Generous Lounge
- Well-Equipped Breakfast Kitchen
- Three Bedroom
- Contemporary Shower Room
- EPC rating D
- Freehold | No Upward Chain





Welcome to Mease Close, Measham—where comfort meets convenience in this charming three-bedroom semi-detached home. Nestled on a peaceful close near the village centre, this property is perfect for first-time buyers and families alike. Upon entering, you're greeted by a spacious lounge, complete with a cosy coal-effect gas fire and elegant French doors leading to a generous garden. The breakfast kitchen is well-equipped with modern appliances, offering direct access to the side driveway.

Upstairs, you'll find two sizeable double bedrooms and an additional single bedroom, all complemented by a sleek, contemporary shower room. Outside, this home boasts a delightful walled frontage, ample off-road parking, and a detached garage featuring a handy workshop space.

The ample rear garden, with its lush lawn and paved patio, is perfect for family gatherings. With its proximity to local amenities, schools, and transport links, this home offers an unbeatable combination of comfort and convenience. Don't miss the opportunity to make it yours!

Located in the charming village of Measham, this property offers the perfect blend of tranquil village life with all the conveniences one could desire. Nestled on the outskirts of Swadlincote, the area is well-regarded for its peaceful atmosphere and strong community spirit. Measham provides a variety of local amenities including shops, cafes, and a community centre, all within walking distance. The village features a welcoming environment perfect for families and first-time buyers looking for a supportive neighbourhood.

Education is well-catered for in this area, with several reputable schools situated nearby. Families will value the proximity to primary and secondary schools, which hold commendable reputations and provide quality education. This ensures that parents can enjoy peace of mind knowing their children are receiving excellent schooling options within the local vicinity.

Transport links are another significant advantage of this location. The property offers easy access to the A42 and M42 motorways, making commuting to larger towns and cities such as Leicester, Birmingham, and Derby straightforward and stress-free. For those who prefer public transport, bus routes are readily accessible, providing regular services to surrounding areas.

Recreational activities abound in the Measham area. The village is surrounded by picturesque countryside, offering plenty of opportunities for outdoor pursuits. Families and individuals can enjoy leisurely walks or cycling along nearby trails, discovering the stunning natural landscapes of the National Forest. Additionally, the Conkers Discovery Centre and Hicks Lodge, a mountain biking venue, are just a short drive away, providing fun-filled activities for all ages.

ACCOMMODATION

ENTRANCE HALLWAY

LOUNGE 5.92m x 3.63m (19'5" x 11'11")

BREAKFAST KITCHEN 3.98m x 3.02m (13'1" x 9'11")

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 3.63m x 3.17m (11'11" x 10'5")

BEDROOM TWO 3.64m x 2.72m (11'11" x 8'11")

BEDROOM THREE 2.35m x 2.16m (7'8" x 7'1")

STYLISH SHOWER ROOM 2.98m x 1.7m (9'10" x 5'7")

DETACHED GARAGE 5.12m x 3.12m (16'10" x 10'2")

WORKSHOP STORE 3.06m x 2.31m (10'0" x 7'7")

COUNCIL TAX BAND:-

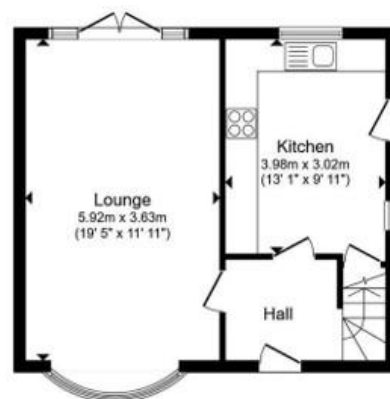
The property is believed to be in council tax band: B

HOW TO GET THERE:-

Postcode for sat navs: DE12 7NA

PLEASE NOTE:-

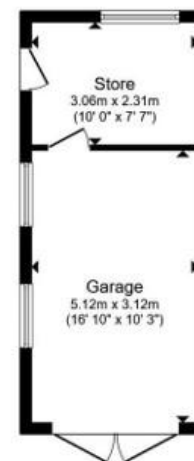
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



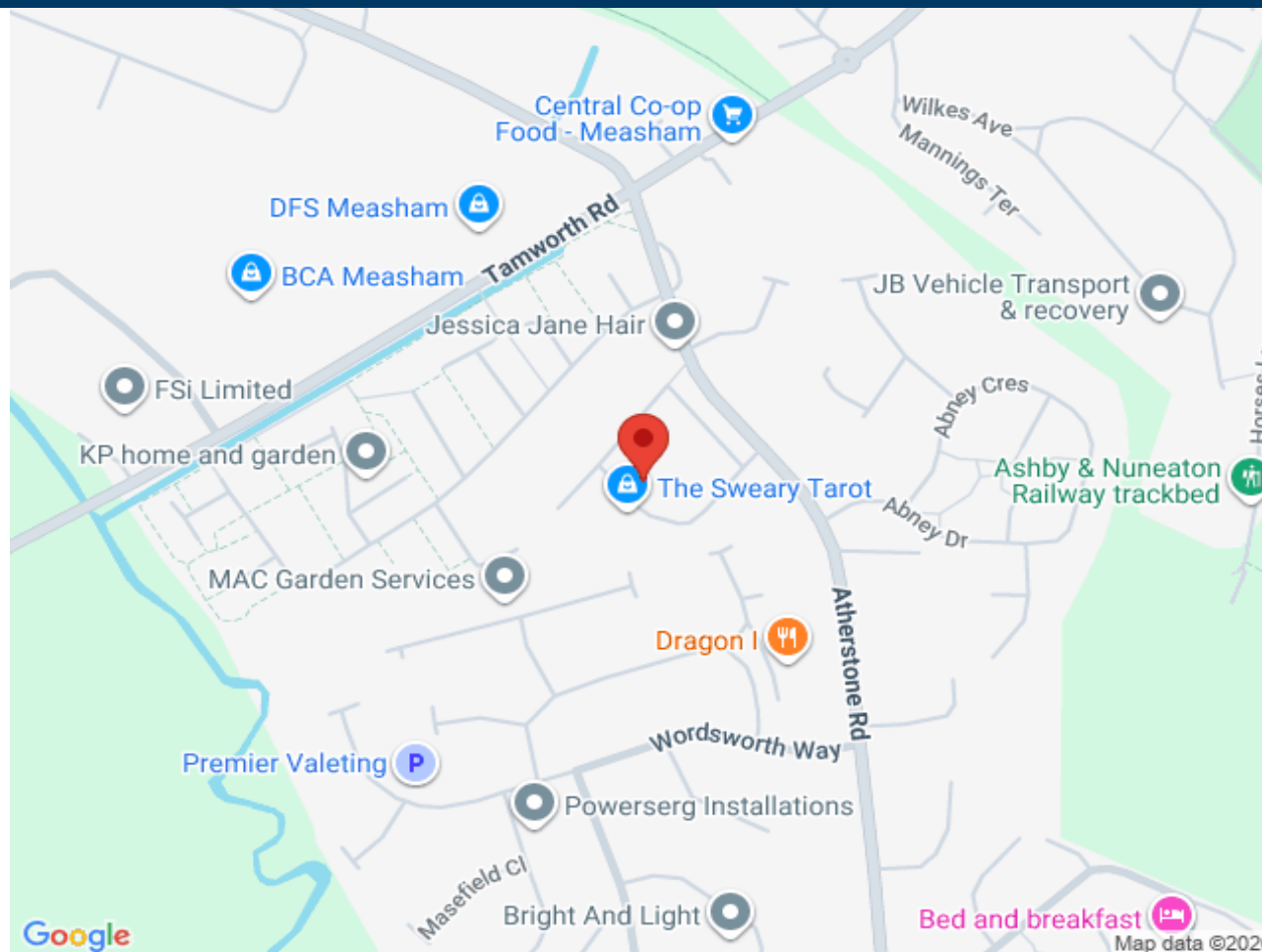
Ground Floor



First Floor



Outbuilding



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		