Bosworth Road

Measham, Swadlincote, DE12 7LQ

John German



Virtually staged





Bosworth Road

Measham, Swadlincote, DE12 7LQ

£200,000

A fabulous village end-terraced home, ideally positioned opposite the memorial gardens and offered for sale with no upward chain. This well-presented property benefits from a rear garage and driveway, three bedrooms, and an ensuite shower room to the master bedroom.

A UPVC entrance door opens into the welcoming reception hall, with tiled flooring and staircase rising to the first floor. The spacious living room features attractive oak effect flooring and a feature fireplace with stone-effect surround and raised hearth. A front-facing UPVC double glazed window provides a pleasant outlook towards the mature rose bush and the memorial gardens beyond.
The kitchen diner runs the full width of the property and is fitted with a range of shaker-style base and wall mounted cabinets arranged around three sides, complemented by contrasting work surfaces. There is a gas hob with extractor over, integrated space for a washing machine and dishwasher, and a window overlooking the rear garden. French doors from the dining area open directly onto the outside space, creating a great connection between the home and garden.
The ground floor also benefits from a useful understairs guest cloakroom with WC and wash basin.
To the first floor there are three bedrooms. The master bedroom benefits from fitted triple wardrobes, a pleasant outlook over the rear gardens, and a private ensuite shower room with WC, wash basin and fully tiled shower enclosure. Bedrooms two and three are served by the family bathroom, which is fitted in white and includes a panel bath, wash basin and WC.
Externally, the rear gardens have been landscaped for ease of maintenance, providing a versatile outdoor space ideal for families, relaxing or entertaining. The property also benefits from a garage and driveway located to the rear accessed over a shared driveway approach.

Agent's Note: Access to the garage is via a shared private driveway to the rear. There is a communal ad hoc charge payable to the Church; we understand from the vendor that they have only been required to pay £2.50 over the past 10 years. Purchasers are advised to seek further clarification and verification through their legal representative as part of the conveyancing process.

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.
It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.
Property construction: Traditional
Parking: Drive and garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
Coalfield or mining area: Mining area
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Cable - 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 B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/23062026
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.





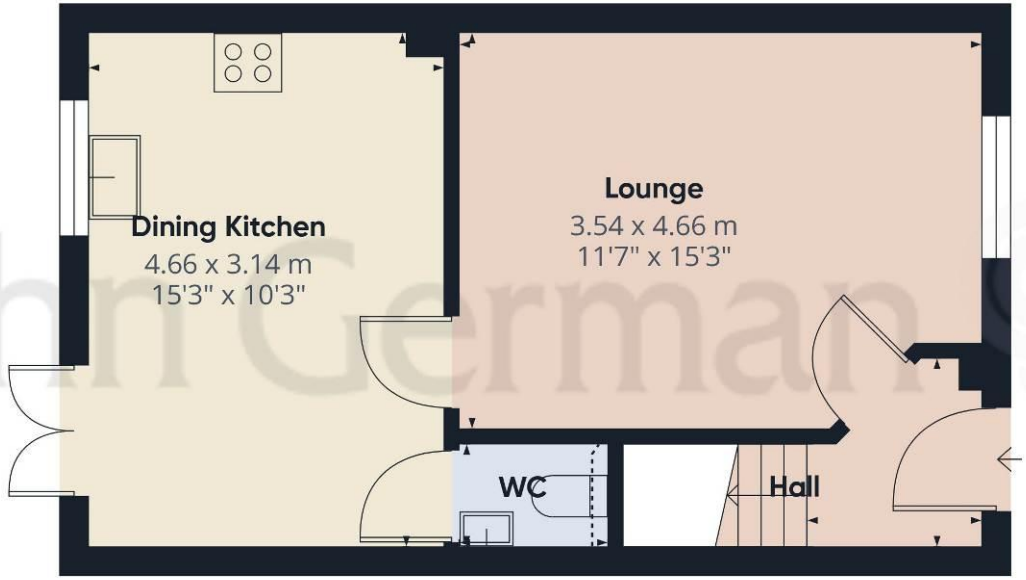
Virtually staged



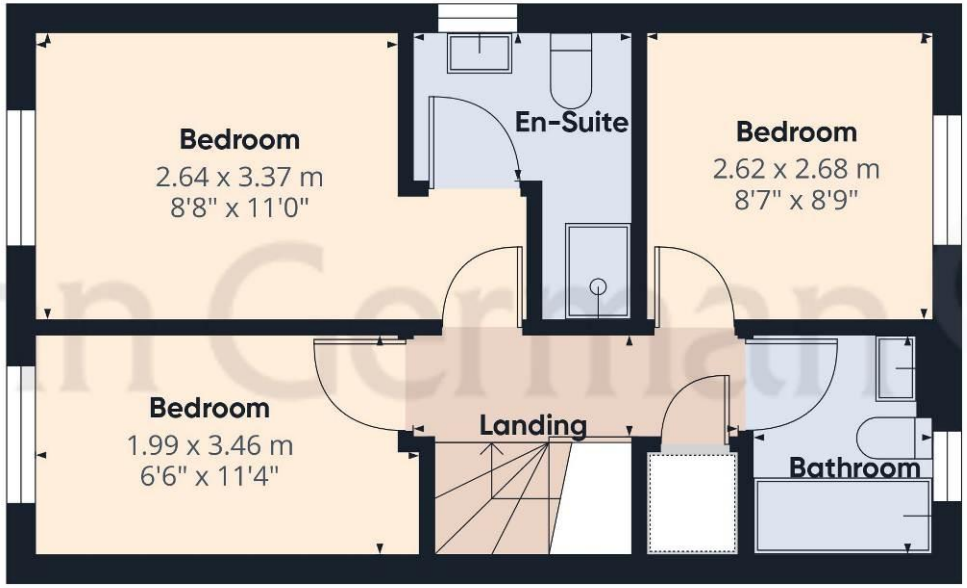








Ground Floor





Floor 1

John German

Approximate total area(1)

68.9 m²

741 ft²

Reduced headroom

0.2 m²

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360









The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Agents' Notes

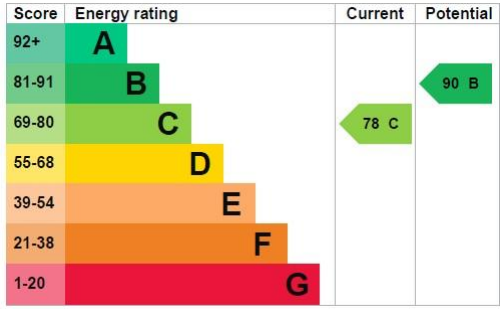
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.



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