



£270,000

4 Bedroom Detached House for sale  
Sandhills Close, Measham, Swadlincote



**EweMove**  
SALES AND LETTINGS





## Overview

Unlock the potential of this four-bedroom, detached house in Measham! A fantastic opportunity for modernisation, this property offers a blank canvas for creating your dream family home.



## Key Features

- Driveway
- Integral garage
- South facing garden
- Family bathroom and downstairs toilet
- Large living/dining area
- Utility
- Quiet cul-de-sac location
- Close to local attractions













This 4-bed detached house is situated on a quiet cul-de-sac in Measham. Whilst in need of some modernisation, it has fantastic potential and would make a brilliant family home. To the front of the property is a lovely front lawn and driveway, which provides a great space for parking. There is also access to an integral garage, perfect for parking a vehicle and storage. A side gate gives access to the side door as well as to the back garden. Opposite the house, there is a small play area, which is great for children.

Once inside, there is a spacious hallway, which is a great space for leaving shoes and hanging coats. This leads into a huge reception room which is currently used as the living, dining area. The living room side of the room has a beautiful, brick fireplace and plenty of space for furniture. At the other end of this reception room, there is an archway into a space currently set up as a dining room. This part of the house has fantastic French doors, which lead out into the garden, and a side window which makes the light flow through the room. From this room, there is access to the kitchen, which has plenty of cupboards along with space for an undercounter fridge/freezer and space for a dishwasher. There is also a handy storage cupboard in the kitchen, which goes under the stairs. The kitchen leads onto the utility, which is a great space for other appliances, and into the downstairs toilet. From the utility is a side door which leads into the back garden, which faces South-East. The garden has a patio area and a lawn, which gives a nice low maintenance space to enjoy. There is also a great space down the side of the house, which is really handy for storing gardening tools. At the top of the garden, there is a shed, perfect for extra storage too.



Upstairs, the house has four bedrooms and the family bathroom, which has the shower over the bath. The main bedroom is a very generous size and has plenty of room for furniture, as shown currently by the fact that there is a bed, bedside tables, two wardrobes, a dressing table and a chest of drawers in there. The second largest bedroom is also a generous size and this also benefits from having a cupboard over the stairs as well. One of the further bedrooms is a double and the final bedroom is a single so there is plenty of room for family life. At the end of the landing, there is a cupboard for extra storage and access to the loft.

Measham is located between the A444 and the A42 making it a perfect commuter village. It is close to towns such as Ashby de la Zouch, Swadlincote and Burton and has good school links. It is close to some fantastic places such



as Twycross Zoo, Conkers and Hicks Lodge.

Agents Note:

EPC – TBC (being conducted on 15th March 2025)

Council Tax - D

Property construction – Standard construction - Brick

Electricity supply – Mains – Octopus

Water supply – Mains – Severn Trent

Sewerage – Mains

Heating - Gas CH – Octopus

Boiler – Installed - September 2014, Serviced July 2020

Broadband coverage – 1000

Mobile coverage – Signal strength (0-4). EE 3, Three 3, O2 3, Vodafone 3

Parking – Driveway and garage

Flood risk: No risk

Building safety - N/A

Restrictions - N/A

Rights and easements – N/A

Coastal erosion risk - N/A

Planning permissions - N/A

Accessibility/adaptations - N/A

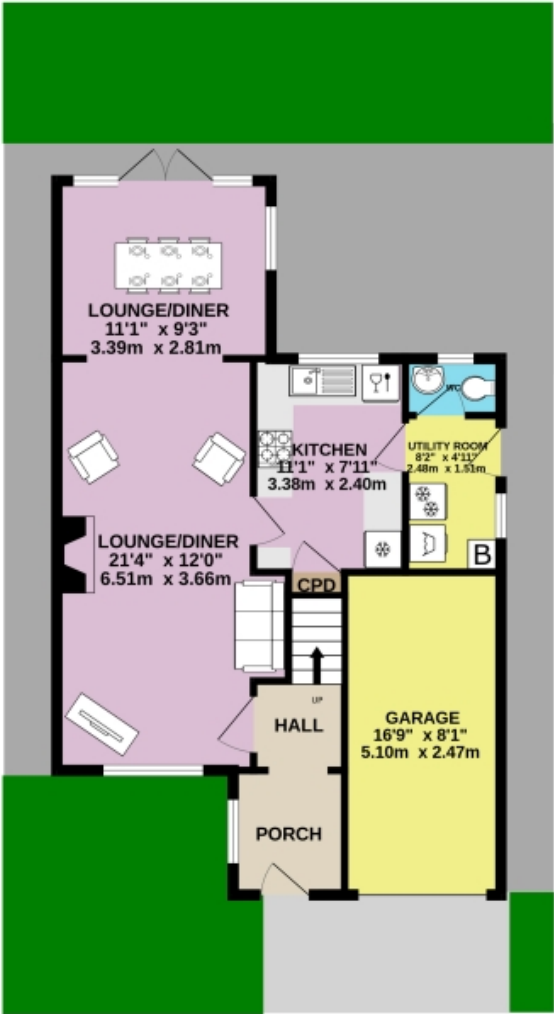
Coalfield or mining area – N/A

Service Charge – N/A

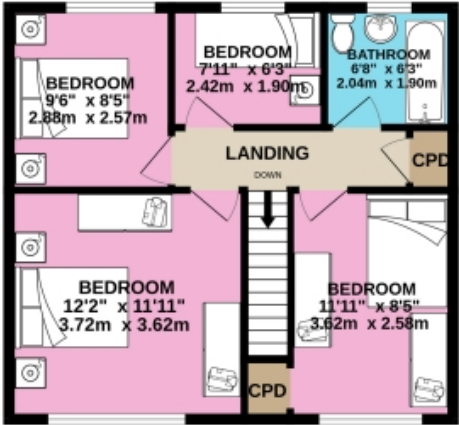


# Floorplans

GROUND FLOOR  
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



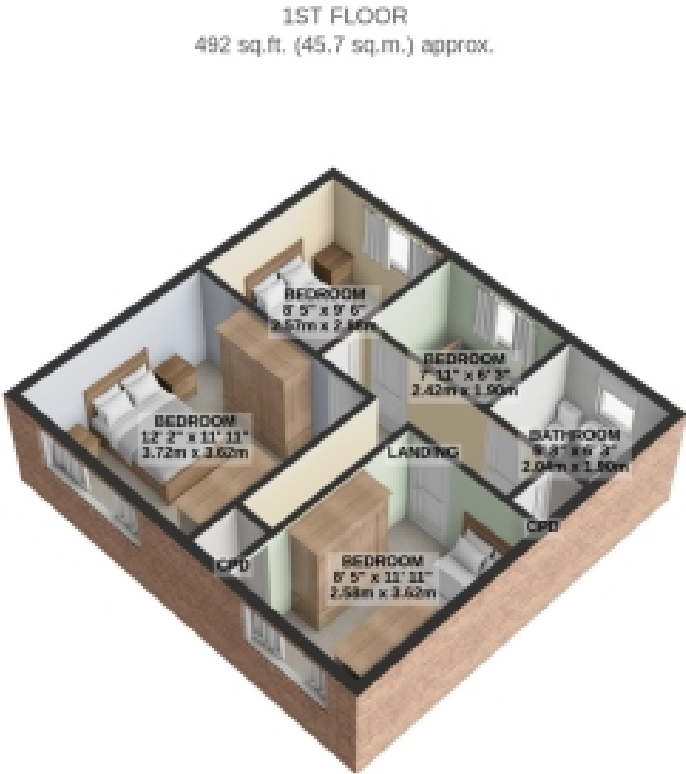
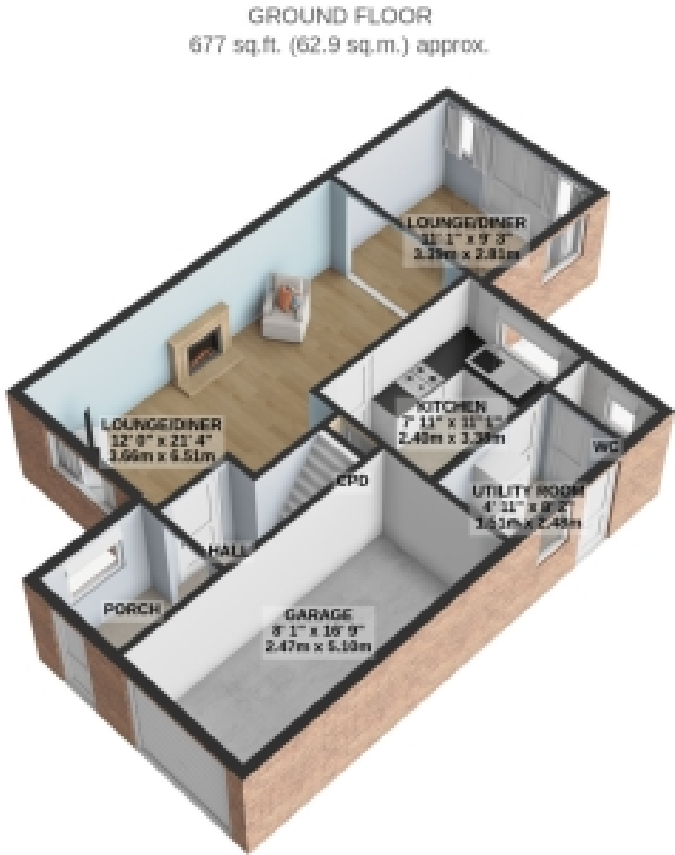
4-BED DETACHED

TOTAL FLOOR AREA : 1169 sq.ft. (108.6 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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4-BED DETACHED  
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## EPC

The EPC will be available within 28 days or the property may be exempt, please speak to us for more details.





Marketed by EweMove Ashby de la Zouch

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