

Cowslip Close

Donisthorpe, Swadlincote, DE12 7RT

John German





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£430,000

Exceptional 4 bedroom detached family home, recently redecorated and situated in the village of Donisthorpe, approx. 3 miles southwest of Ashby-De-La-Zouch. With Donisthorpe Woodland Park on the doorstep, local schools and easy access to the A42, this is a perfect family home in a splendid location.



A large dual aspect living room with double doors to a separate dining room dominate the ground floor, which are accessed from a beautiful entrance hall way. There is a separate study with feature "bandstand" window for those buyers that work from home or indeed have children that are perhaps studying, and access is given to the sizeable double garage on the left of the hall.

The fitted breakfast kitchen is complemented by a separate utility which provides space for extra appliances, in addition to those in the kitchen and gives access to the downstairs WC. Further access is given to a superb conservatory which has French doors to the garden and gives the property a further reception room.

Upstairs are the four double bedrooms, with the principal bedroom having en-suite facilities. The family bathroom has recently been re-fitted and boasts under-floor heating. The modern suite comprises a bath, separate shower, WC, and wash hand basin giving the flexibility that families need.

Outside, to the front is a driveway suitable for several vehicles and access to the double garage, ideal for two vehicles or storage for the golf clubs, gym equipment and bikes. To the rear is a mature garden with both patio seating area and lawn.

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

Property construction: Brick

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: 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 E

Useful Websites: www.gov.uk/government/organisations/environment-agency

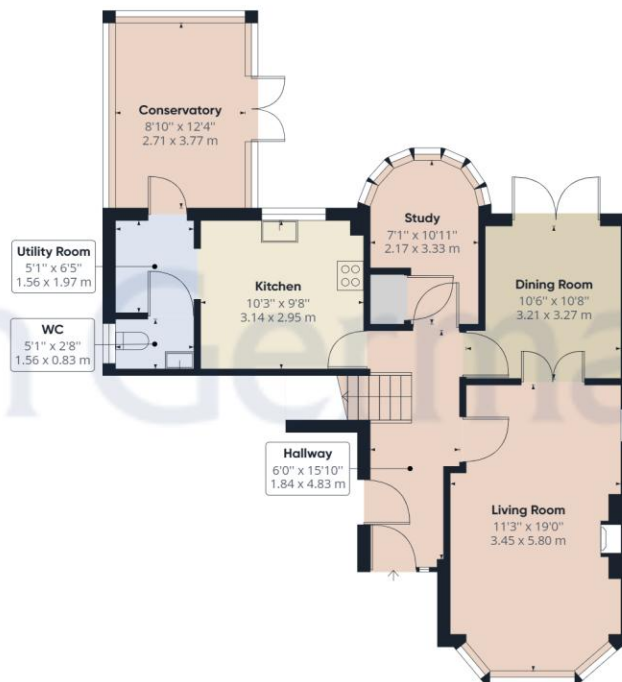
www.nwleics.gov.uk

Our Ref: JGA/22022024

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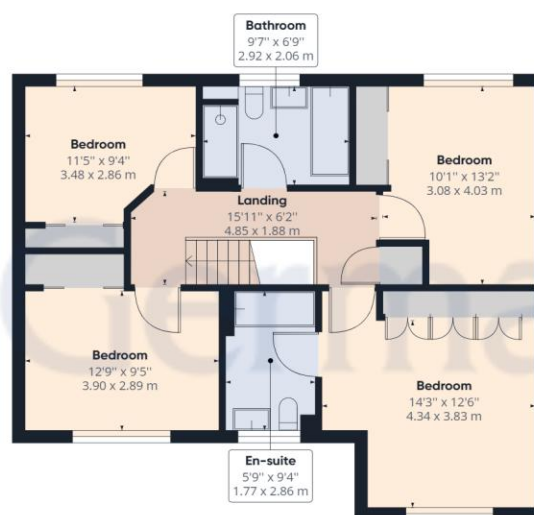


Ground Floor Building 1

Approximate total area⁽¹⁾

1564.62 ft²

145.36 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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