

# Donisthorpe Lane

Moira, Swadlincote, DE12 6AZ

John   
German









A photograph of a well-maintained garden. In the center, there is a wooden gazebo with a beige canopy and curtains, containing a small table and chairs. The garden is filled with various plants, including a tall, narrow evergreen on the left and a large, leafy tree on the right. In the background, a brick house with multiple chimneys is visible under a cloudy sky.

## Donisthorpe Lane

Moir, Swadlincote, DE12 6AZ

£300,000

Offered with no upward chain is this beautifully proportioned Victorian character home overlooking countryside's and in the heart of the National Forest. One not to be missed, it offers three double bedrooms, modern bathroom, two reception rooms, a stunning contemporary kitchen, conservatory and a long garden.



The village of Moira is surrounded by the scenic National Forest and is ideally situated within easy walking distance to Donisthorpe Country Park, Conkers, Hicks Lodge and Moira Furnace Museum. The newly opened Co-op provides all that you need in the way of shopping and for the busy commuter the M42 is close by giving access to both Tamworth and Birmingham. For families the local primary school is popular before they migrate into Ashby at age 11.

The property sits back behind dwarf wall and fore garden with a rope twist edge pathway approach leading to an entrance porch with original feature tiling. The entrance hallway beyond has a lovely solid wood block parquet flooring underfoot, with stairs leading off and long views ahead towards the kitchen and conservatory.

To the right is a cosy sitting room with a walk-in bay window and a wonderful Victorian feature open fireplace as the focal point.

The central living room has a continuation of the parquet flooring plus a warming multi fuel stove with beamed mantle over which makes a perfect centre point for the approaching cold, winter evenings.

The kitchen is spacious with plentiful high gloss wall and base mounted cabinets running along two sides with solid wood counter tops and an inset feature double bowl period style sink. At one end of the kitchen there is a perfect spot by the rear door for a boot room area to drop off wellies and hang up your coat after a walk in the surrounding countryside.

The kitchen then opens out into a wonderful sized conservatory which overlooks the rear garden with French double doors leading outside.

On the first floor you will find three double bedrooms with the principal having two feature archway windows with views to the front.

The family bathroom is a modern affair with full height feature wall tiling, a panelled bath with shower over and glazed screen, WC plus a curved contemporary vanity unit with inset sink.

The loft space has been professionally boarded with ladder and light providing valuable, addition and easily accessible storage space.

Outside the property stands proud on Donisthorpe Lane with on street parking and side access leading to the rear.

To the rear is a long garden with patio area adjacent to the property, ideal for outdoor entertaining. There is also a brick-built workshop (formally a piggery we believe), timber shed and a long lawned area beyond creating an ideal children's playground. There is plenty of room in this lovely long garden to be self-sufficient with your own vegetable plot to grow your own produce.

**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.

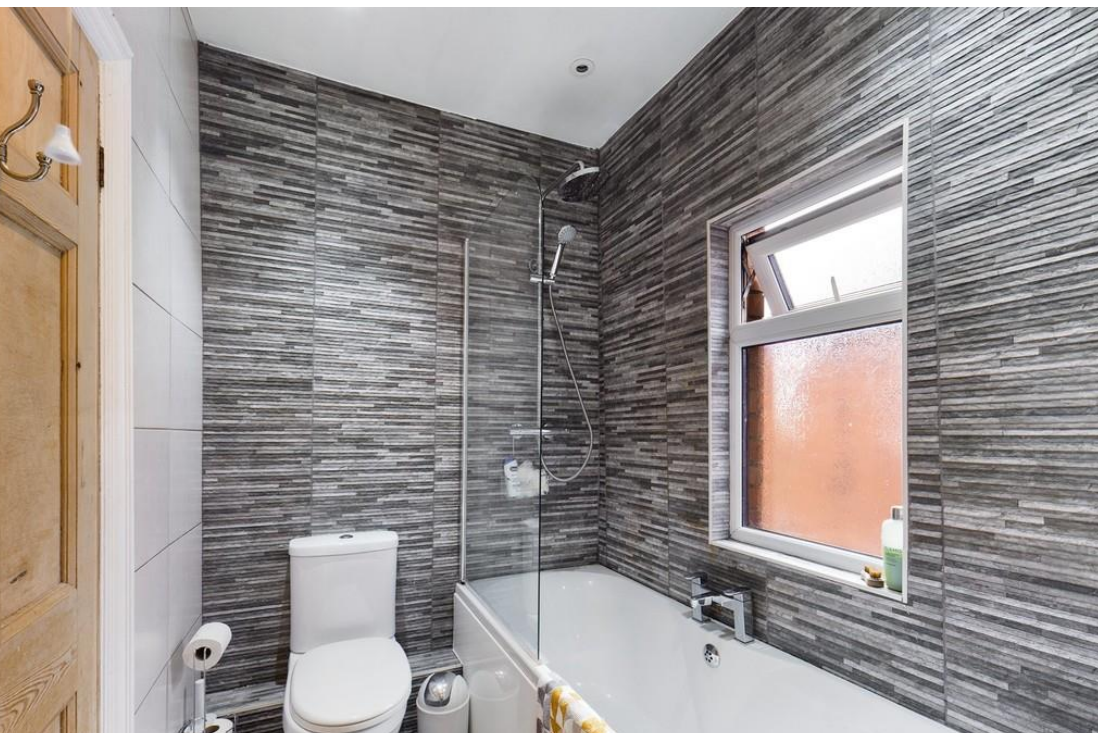
**Useful Websites:** [www.nwleics.gov.uk](http://www.nwleics.gov.uk)

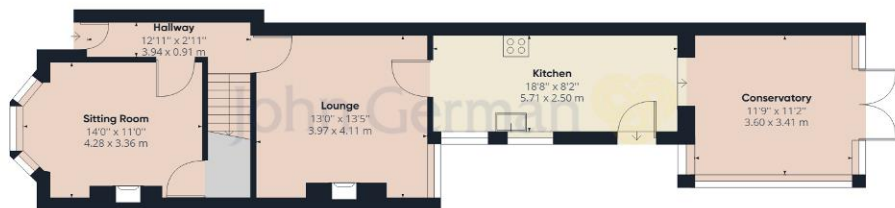
**Our Ref:** JGA/03112022

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

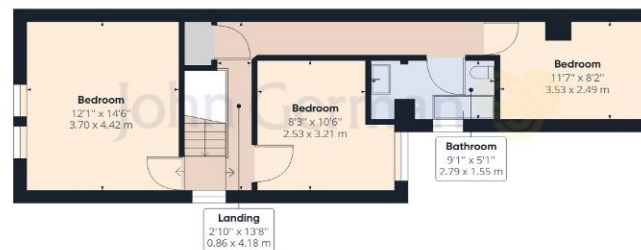








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

1339.50 ft<sup>2</sup>

124.44 m<sup>2</sup>

(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

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		81   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		



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