

Dorset Drive

Moira, Swadlincote, DE12 6HU

John German






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£340,000



Panoramic views across fields towards Ashby provide the stunning backdrop to this four bedroom, two bathroom family home set in this popular village location benefitting from no upward chain. It offers a lounge, full width open plan kitchen dining room leading to a conservatory and plentiful off road parking.

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. There is a local Co-op provides a primary school and for the busy commuter the M42 is close by giving access to both Tamworth and Birmingham.

Accommodation - The property sits back from the road behind a full width paved and tarmac driveway providing plenty of off road parking alongside access to a single garage. A uPVC entrance door with windows either side leads to a reception hall which has laminate flooring and the benefit of a guest cloakroom leading off with vanity wash hand basin, WC and ladder style radiator.

The inner reception hallway has stairs rising to the first floor and glazed double doors open to reveal a well proportioned lounge with a front facing uPVC double glazed picture window.

Next running full width of the property is the open plan family kitchen and dining room which again has laminate flooring running throughout. The kitchen is equipped with a range of base and wall mounted cabinets wrapping along two sides of the room, roll top work surfaces and inset one and a half bowl sink with mixer tap and wide picture window above overlooking the gardens and fields beyond. There are various appliance spaces, space for a range style cooker and the dining area has ample space for a dining table or alternatively could be used as a family sitting area.

Leading off the kitchen is a useful utility room and from the sitting area there are double doors to the uPVC double glazed conservatory that has excellent views across the gardens and fields beyond. Double doors open to a full width paved patio area.

On the first floor you will find there are four bedrooms, bedrooms one and two have the benefit of fitted wardrobes and bedroom one has the further benefit of its own private en suite with a ladder style radiator, pedestal wash hand basin, WC and a corner quadrant shower.

The family bathroom is finished in white with full height tiling to two walls, panelled bath, pedestal wash hand basin and WC plus a ladder style towel radiator.

Outside - To the rear, as previously mentioned the gardens have a full width paved patio area with cast iron fencing. Steps lead down to a large lawn area and a second patio area has a timber shed. The gardens benefit from not being overlooked and also back onto fields with views beyond.

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.

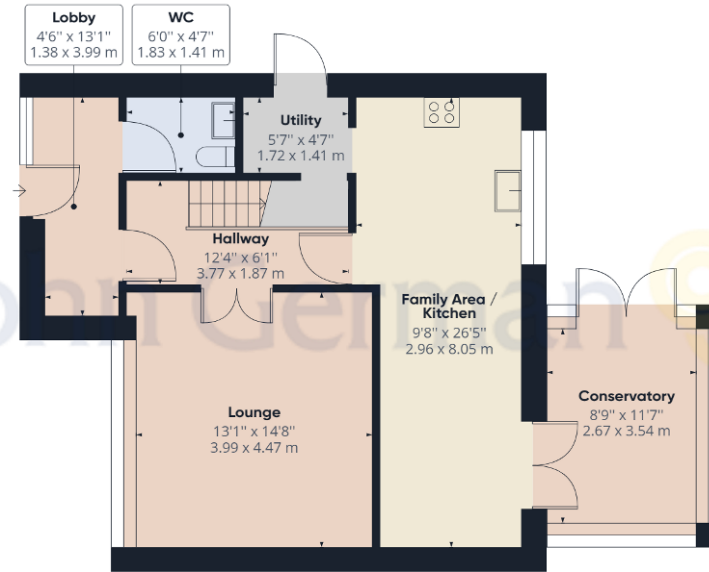
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.nwleics.gov.uk

Our Ref: JGA/06032023

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band D





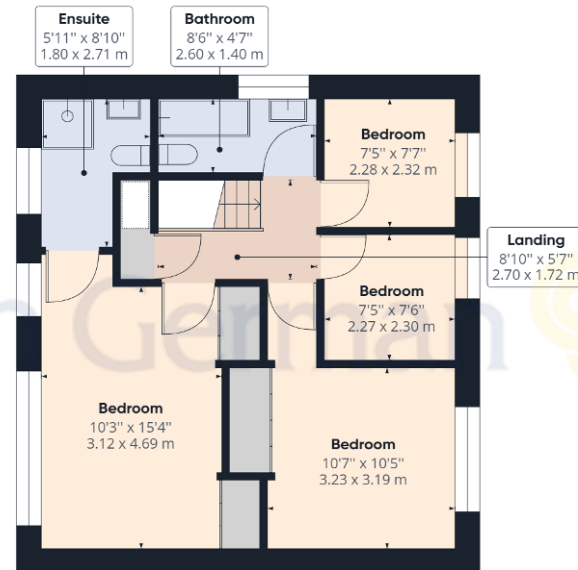


Ground Floor

Approximate total area⁽¹⁾

1322.44 ft²

122.86 m²



Floor 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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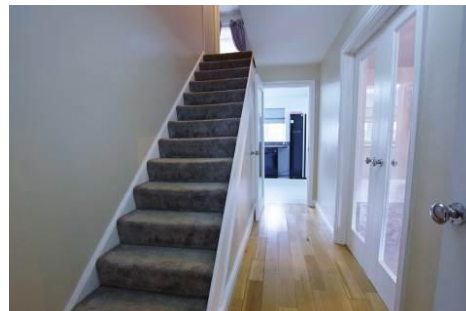
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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