

Acresford Road

Donisthorpe, Swadlincote, DE12 7PT



With its amazing far reaching country views and very large garden plot of circa 0.15 acres, this substantial traditional semi detached village home is one not to be missed. Offered for sale with no chain, it has potential for an extension (subject to PP) and would make an ideal first time buy or family home.

£248,000

John German 

Donisthorpe is a popular and sought after village, lying approximately three and a half miles south west of Ashby-de-la-Zouch in the heart of the National Forest. The village enjoys an excellent primary school, parish church and two local pubs. For families, the lifestyle is amazing with many country walks, cycle paths, Conkers, Hicks Lodge and Moira Furnace all within walking distance. For the commuter, the M42 is close and access to Tamworth and Birmingham is less than an hour away.

The property sits well back from the main road behind a service road and lawned fore garden with brick boundary wall and driveway to the side providing off road parking with access to the garage.

Set beneath the canopy porch, the entrance door opens to reveal a large reception hallway with staircase leading off and under stairs cupboard. A door accesses through into a well proportioned lounge which has feature fireplace and uPVC double glazed window overlooking the expansive rear garden.

Set adjacent to the lounge is a separate dining room which has the benefit of French double doors opening out to the patio and gardens beyond.

The kitchen has base and eye level mounted cabinets along two walls with complementary roll top work surfaces incorporating electric hob with extractor hood above and oven below, there is an inset sink and ceramic tiled splashbacks and uPVC double glazed window with views to the fore

A door from the kitchen accesses a separate utility/boot room with appliances space and uPVC double glazed window to the side. Leading off here is a useful ground floor WC and rear side entrance lobby with door to outside.

Upstairs on the first floor is a large landing with airing cupboard and a front facing window with an amazing outlook over rolling countryside. There are three bedrooms; a generous single third bedroom and two very large doubles.

The bathroom is fully tiled and has a white suite with panelled bath, electric shower above, pedestal wash hand basin and close coupled WC.

Outside, as previously mentioned, a driveway provides off road parking and access to a detached garage and beyond you will find a very large garden which is laid to lawn with timber shed and greenhouse.

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

Services: No gas. Oil fired central heating. Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

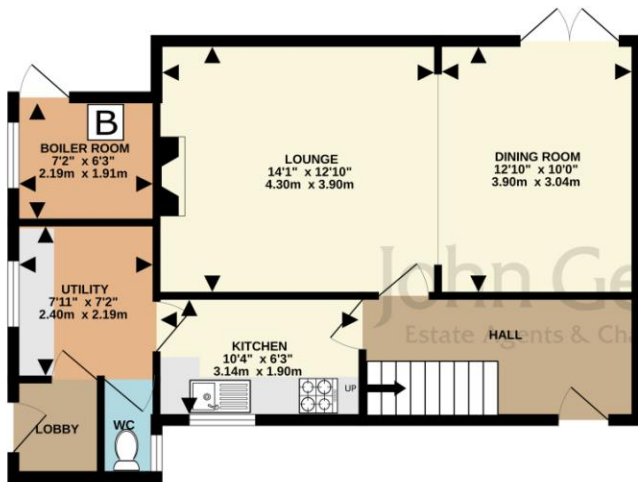
www.gov.uk/government/organisations/environment-agency

www.nwleics.gov.uk

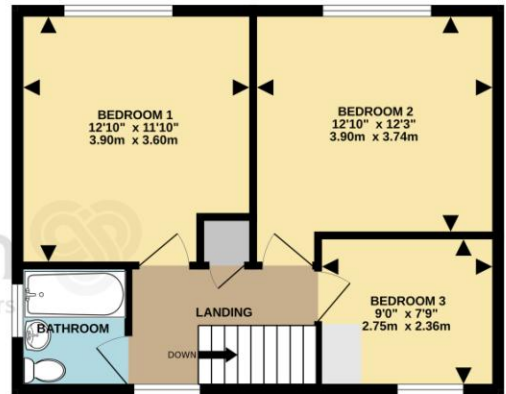
Our Ref: JGA/09082023

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

GROUND FLOOR



1ST FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



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