

Buttercup Avenue

Donisthorpe, Swadlincote, DE12 7RR

John German





Buttercup Avenue

Donisthorpe, Swadlincote, DE12 7RR

£325,000

A much improved family home backing onto the National Forest with direct access to the countryside's trails. It has three truly double bedrooms (en suite), refitted family bathroom, bay windowed lounge, stunning contemporary open plan kitchen diner with conservatory and a converted garage (study).



This immaculate family home is in a fabulous village location on this very popular development, backing onto countryside in the heart of the National Forest offering a tranquil rural setting, yet being only four miles or so from the thriving market town of Ashby de la Zouch. 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 back behind a neat lawned fore garden with a driveway to the side providing off road parking. Set beneath the sheltering canopy porch, a half glazed entrance door opens to reveal a stylish and well presented family home within. On the ground floor, to your left is a well proportioned lounge with a front facing walk in bay window alongside a feature fireplace with living flame fire. To the right of the hallway for those working from home, is the study. A very useful room which has been created by subdividing the integral garage. This could easily be reinstated to a full sized garage should a buyer wish.

At the end of the hallway you will find the heart of the home, an open plan living space perfect for family life or entertaining. Centred around a gorgeous contemporary grey high gloss fitted kitchen with curved granite countertops and a range of integrated appliances within. There is a ceramic hob with oven beneath, plus integral washing machine and dishwasher. Attractive and practical tiled flooring runs underfoot throughout the kitchen whilst the adjacent sitting area has oak flooring and a feature modern log burning stove providing a very warming focal point. The adjoining uPVC double glazed conservatory lies open to the sitting area and makes for a wonderful garden or dining room and has views over the garden with French doors leading to outside. Lastly on the ground floor, there is a useful guest cloakroom.

Upstairs, leading off the landing you will find three truly double bedrooms. The principal is a lovely king size room enjoying excellent views to the rear over the garden and the National Forest park beyond and it also benefits from having its own private en suite shower room which is fitted with WC, pedestal wash hand basin and a separate enclosed tiled shower cubicle with glazed shower door and a rainfall shower head above.

The family bathroom has been refitted and features full height tiling to the walls, pedestal wash hand basin, WC and a large oversized shower area with glazed shower screen and dual shower heads with rainfall shower head above.

Outside, as previously mentioned, the property has driveway to the fore providing off road parking. The garage which has been subdivided has an up and over entrance door leading to the storage space remaining. Gated side access leads you around to the rear and here the garden has been landscaped, benefit from not being overlooked and also from backing onto a National Forest park. There are two patio areas with winding pathway between and a rear gated access providing direct entry to the park behind.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). The land is held for the residue of a term of 500 years, currently with 475 remaining, created by an Indenture of Settlement dated 23 August 1849. No further particulars of the said lease were produced on first registration.

We understand from the vendors that no ground rent charge is payable as the owner of the land is unknown. We would advise all interested parties to seek further legal advice.

There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

Agent notes:

We understand from the sellers that the garage was divided prior to 2004 and the kitchen opened into the dining room circa 2013.

No building regulation documentation is available.

We understand the log burner does have Hetas certification of compliance for its installation.

Property construction: Brick

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

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

Broadband type: Fibre. 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 C

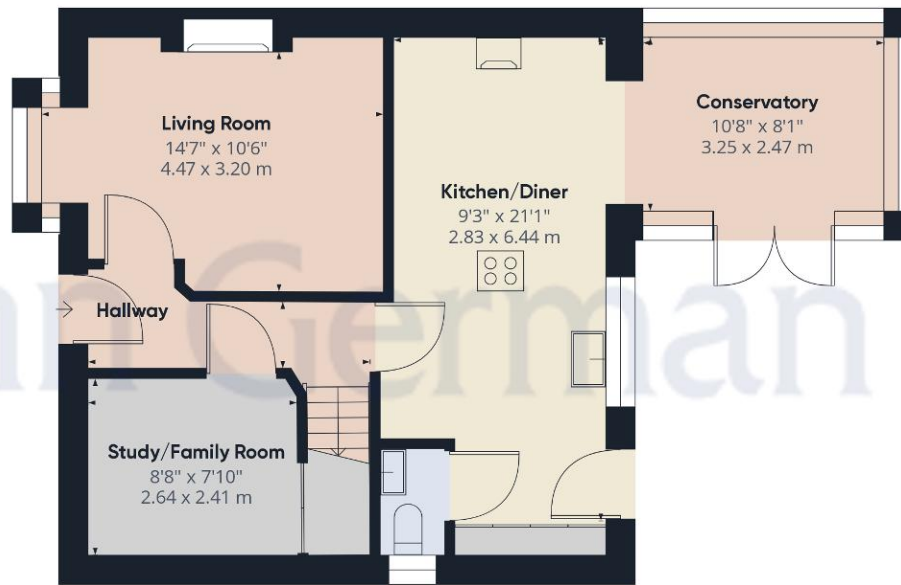
Useful Websites: www.gov.uk/government/organisations/environment-agency www.nwleics.gov.uk

Our Ref: JGA/04012024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Ground Floor



Floor 1

Approximate total area⁰

1081.62 ft²

100.49 m²

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.

GIRAFFE360



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		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire, LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



