

Seals Road

Donisthorpe, Swadlincote, DE12 7PJ



A spacious traditional semi detached home of around 975 sq.ft (GIFA) set on an excellent sized plot with drive, garage and long garden backing onto fields. It is full of potential and benefits from no upward chain. Viewing is highly recommended.

£215,000



John German

Donisthorpe 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 lies in a cul de sac setting and has a driveway to the side providing off road parking and access to a detached garage.

The entrance door leads you into the main reception hall where stairs lead off having a cupboard set beneath. Immediately to your left is a bay windowed sitting room with dual aspect uPVC double glazed windows and a fireplace at the focal point of the room.

Next is the central reception room, ideal as a lounge or dining room which also has a feature fireplace and dual aspect uPVC double glazed windows. A connecting door leads you into the adjoining kitchen which has base and wall mounted cabinets, roll top work surfaces, inset sink with mixer tap and ceramic tiled splash backs. There are various appliance spaces and a door leads out to the side garden area.

Next is the ground floor shower room, this has been fitted with a corner quadrant shower alongside a close coupled WC and corner wash hand basin with mixer tap, half height tiling to the walls with full tiling to the shower area, a ladder style radiator and uPVC double glazed window to the rear.

Return to the hall and climb the stairs where leading off the landing you will find three good sized bedrooms and a separate shower room which has a cubicle with panelling and an electric shower above, pedestal wash hand basin and WC.

Return outside where as previously mentioned there is a driveway providing parking and a sectional garage which has an electric up and over entrance door, light and power.

The gardens to the rear are a real feature, are laid mainly to lawn and have a vegetable garden at the top of the garden with timber sheds and greenhouse.

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

Property construction: Brick

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil (no gas)

Coalfield or mining area: Mining

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

Broadband type: Fibre. (37-58 Mbps)

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 A

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

www.nwleics.gov.uk

Our Ref: JGA/23012024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



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