



Buttercup Avenue
Donisthorpe
DE12 7RR

£235,000

Occupying one of the BEST POSITIONS on the development lying next door to the NATIONAL FOREST with its own gated access, this WELL PRESENTED 3 bedroom end of terraced is sure to impress, BEAUTIFULLY APPOINTED throughout, complemented by a fantastic astro-turf garden & AMPLE OFF ROAD PARKING on the drive



Property Features

- End Terraced
- Well Presented
- Excellent Plot
- National Forest
- Popular Development
- 3 Bedrooms
- Dining Kitchen
- Lounge
- Landscaped Garden
- Off Road Parking

Full Description

Occupying one of the finest positions within this popular development, situated on an excellent larger than average plot and bordering onto the National Forest with its own gated access, this is all about the lifestyle on offer with both the walking and cycling trails right next door.

With a beautiful well-presented interior the property has been further complemented by the landscaped low maintenance astro-turf garden, perfect for children and animals alike with excellent storage area adjacent to the garden with a useful garden shed.

With ample parking on the driveway directly in front of the property for 2 cars, there is also an electric EV charger and side access to the rear. You are welcomed into the property via the entrance hall, the lounge is situated to the front, whilst the modern dining kitchen enjoys an excellent range

of units with solid wood worktops, built in appliances, overlooks the rear garden and gives access to the rear hall and cloakroom/wc.

On the first floor are three good sized bedrooms and bathroom with three-piece suite. The landscaped rear garden is the perfect size, low in maintenance, great for children and enjoying a sunny aspect with a wooded outlook adjacent to the National Forest.

Pleasantly positioned in the centre of the village you can embrace not just village life but the lifestyle on offer with the National Forest lying adjacent to the site. With many country walks and cycle paths, Conkers Visitor centre, Hicks Lodge and Moira Furnace a stones throw away you will be spoilt for choice.

The village enjoys a lively atmosphere with a great Pub, the Masons Arms, an excellent Village C of E Primary school and St Johns Church. Donisthorpe lies approximately 4 miles from the market town of Ashby de la Zouch and on the doorstep to the M42 leading to many east and west midlands towns and cities including Birmingham and Tamworth within 45 minutes drive.

TENURE

We are advised the property is Freehold

COUNCIL TAX

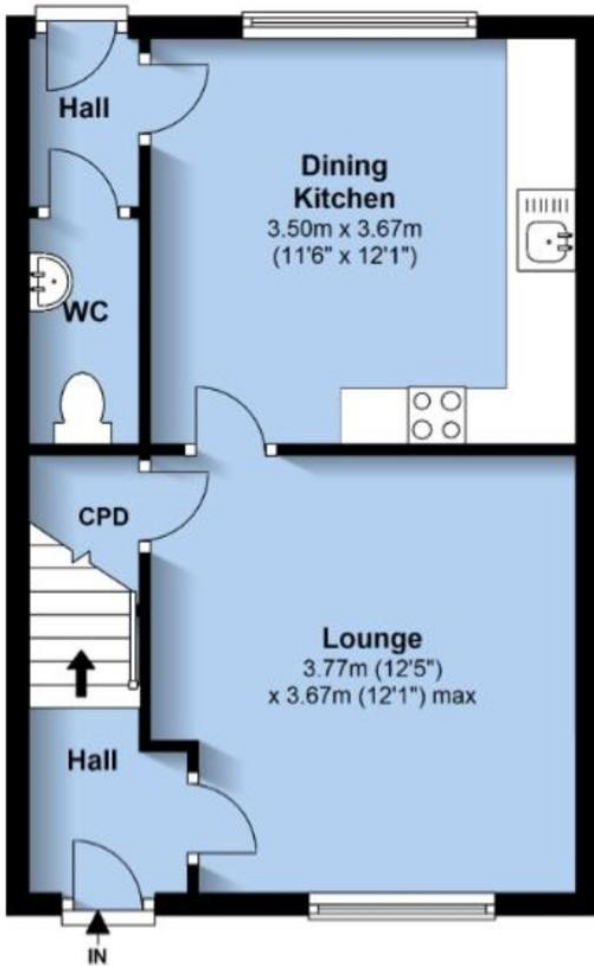
The property is in Band B





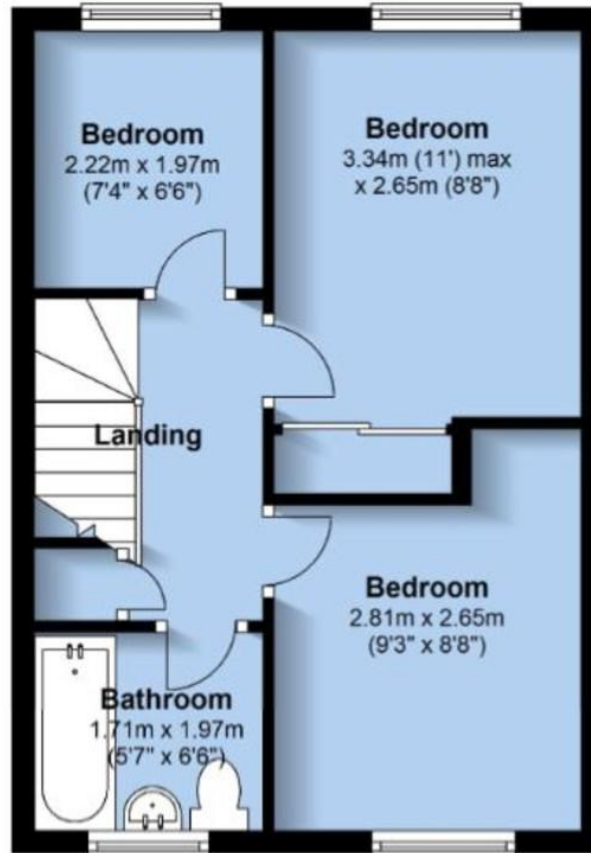
Ground Floor

Approx. 34.8 sq. metres (374.8 sq. feet)



First Floor

Approx. 32.6 sq. metres (351.0 sq. feet)



Total area: approx. 67.4 sq. metres (725.7 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements