



Church Street

Donisthorpe, Swadlincote, Derbyshire, DE12 7PY

£699,950

# Property Features

- Magnificent Family Home
- Living Room
- Sitting/Dining Room
- Family Room
- Studio
- Kitchen, Utility Room
- Office/Study
- Master Bedroom with En-suite
- Two Further Bedrooms, Family Bathroom
- Split Level Rear Garden, Driveway

## Full Description

Nestled in the heart of the picturesque Leicestershire village of Donisthorpe, this magnificent family home is a testament to exquisite craftsmanship and timeless charm. Historically significant, this remarkable property once served as the local shop and shopkeeper's residence, playing an integral role in the village's heritage. Today, it stands as a beautifully reconfigured and renovated dwelling, seamlessly blending modern elegance with the restored allure of its original era.

### THE FORE

Occupying a prominent corner plot, the home's striking dual-style exterior immediately captivates. The imposing frontage features a stunning Dutch gable, a nod to its past as the village shop, while the adjacent double fronted Victorian facade once housed the family residence. Now united as one impressive home, the property showcases a meticulous restoration that honours its historical roots while incorporating contemporary comforts.

### GROUND FLOOR

A stunning reclaimed leaded stained glass door welcomes you into the entrance hall, where newly laid Minton tile flooring flows throughout. To the right, the spacious living room showcasing character with its feature fire display, bay window, sash windows, and fitted shutters. Opposite, the sitting room boasts matching features and serves as a versatile space, seamlessly connecting you to the modern family room.

The sleek kitchen offers an array of matching handleless wall and base units that provide ample storage space and various integrated appliances. A side door leads to the charming al-fresco courtyard, while a sliding door grants access to the convenient utility room. Also on the ground floor is a study overlooking the rear garden, which cleverly



integrates a storage area. Additionally, a recently finished studio, currently used as a snug and home gym, offers multi-functional use and connects both to the rear garden and the master bedroom.

#### THROUGH ENTRANCE HALL

#### SITTING ROOM

15' 3" x 12' 4" (4.67m x 3.78m)

#### DINING ROOM

16' 4" x 12' 1" (4.99m x 3.70m)

#### FAMILY ROOM

15' 10" x 12' 11" (4.84m x 3.94m)

#### REFITTED KITCHEN

12' 4" x 11' 11" (3.76m x 3.65m)

#### UTILITY ROOM

7' 3" x 5' 4" (2.22m x 1.65m)

#### OFFICE/STUDY

8' 6" x 9' 4" (2.61m x 2.87m)

#### STUDIO

14' 8" x 9' 11" (4.48m x 3.04m)

#### FIRST FLOOR

The meticulously designed first floor ensures space and privacy for all occupants. The standout master bedroom spans the entire Dutch gable, presenting itself as an opulent master suite. A feature vaulted ceiling crowns the well proportioned bedroom, which opens to a luxurious en-suite. The en-suite mirrors the bedroom's vaulted ceiling, featuring a skylight window and a stunning four piece suite. At the far end of the en-suite is a walk-in wardrobe complete with fitted units and automatic lighting.

Both the second and third bedrooms feature bay windows with sash windows and shutters, providing excellent floor space for double beds and freestanding furniture. Bedroom two includes a private en-suite shower room, while bedroom three offers access to a 'Jack and Jill' family bathroom, complete with a stylish four piece suite.

#### FIRST FLOOR



## BEDROOM ONE

16' 0" x 13' 6" (4.88m x 4.14m)

## EN-SUITE

10' 4" x 9' 4" (3.17m x 2.86m)

## WALK-IN WARDROBE

4' 0" x 13' 6" (1.24m x 4.14m)

## BEDROOM TWO

14' 11" x 12' 4" (4.56m x 3.76m)

## EN-SUITE

3' 4" x 8' 2" (1.02m x 2.50m)

## BEDROOM THREE

15' 5" x 12' 2" (4.72m x 3.71m)

## BATHROOM

11' 9" x 11' 7" (3.60m x 3.55m)

## EXTERNAL

### REAR GARDEN

The split-level rear garden is designed for outdoor enjoyment, offering multiple seating and entertainment areas. A neat lawn occupies the centre of the garden, while two connected outbuildings on the right-hand side provide external storage solutions or potential for conversion.

### PARKING

To the side of the home, a convenient driveway offers off-road parking, and with a simple adjustment, the fence opens to reveal an expansive gravelled area, providing ample additional parking options.

### ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

### TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

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