

Measham Road Donisthorpe, Derbyshire, DE12 7QQ

John German 

£165,000





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An absolutely fantastic three bedroom, extended Victorian semi-detached family home which affords a beautifully presented interior and enjoys two reception rooms, fitted kitchen, ground floor bathroom with luxury suite and is complemented by the mature, long garden with children's play area.



Occupying a wonderful plot and position on the popular Measham Road lying within the heart of the National Forest is this superb three bedroom extended Victorian semi-detached family home of immense charm and character. The property has been carefully and thoughtfully extended with high quality fixtures and fittings prevailing throughout and being beautifully decorated, provides ready to move into family accommodation.

No expense has been spared in the careful modernisation and improvement of this fine Victorian home which benefits from an LPG combination gas boiler and sealed unit double glazing.

The accommodation briefly comprises a canopied porch, sitting room with feature period fireplace, cosy rear lounge again having a feature fireplace with electric wood burning effect stove, stairs off to the first floor and double doors leading into the superb fitted dining kitchen. The kitchen has an excellent range of cream fronted shaker style units, solid wood work top preparation surfaces, five ring Stoves combination oven, integrated dishwasher and fridge/freezer. Completing the ground floor is the extended family bathroom with four piece luxury suite including; twin sinks, slipper bath and separate tiled shower cubicle.

On the first floor are three good sized bedrooms with the master having a Victorian fireplace and views to the front whilst bedrooms two and three have views over the rear garden and countryside beyond.

Outside the property has a pretty external façade set back from the road with on street parking, paved pathway leading to the recently installed new front door, front garden laid to lawn with flowering borders and shared side access to the rear with the adjoining property. The rear garden is well established and extremely long which has been carefully tended and landscaped by the current owner creating individual areas. The garden is bounded by timber screening fencing and has paved patio areas, flowering and herbaceous borders with annual and perennial plants, specimen trees and shrubs and to the rear is a fabulous bark covered children's playground.

Donisthorpe is a substantial village about three and a half miles south west of Ashby de la Zouch. There are two good public houses within the village, a highly regarded junior school, village shop and recreational amenities. Donisthorpe is also in the heart of the scenic National Forest with its many trails for walkers, cyclists and horse riders. This village is also well-situated for ease of access to the M42 providing swift and easy access to Tamworth, Birmingham, Nottingham, Derby, Leicester and both Birmingham and East Midlands International Airports.

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

Services; Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

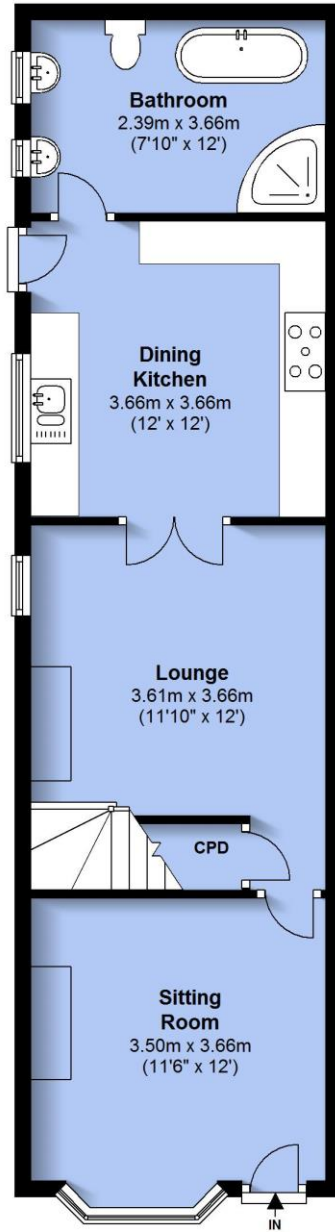
Useful Websites; www.environment-agency.co.uk





Ground Floor

Approx. 52.9 sq. metres (569.1 sq. feet)



First Floor

Approx. 36.8 sq. metres (395.8 sq. feet)



Total area: approx. 89.6 sq. metres (964.9 sq. feet)



Floor Plan Clause

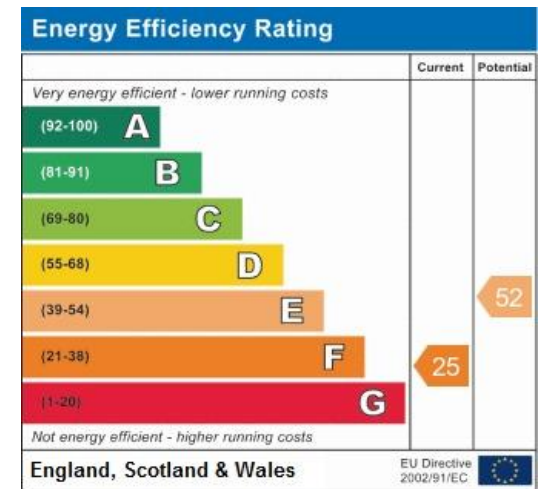
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

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.

Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.



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