



Acresford Road

Donisthorpe

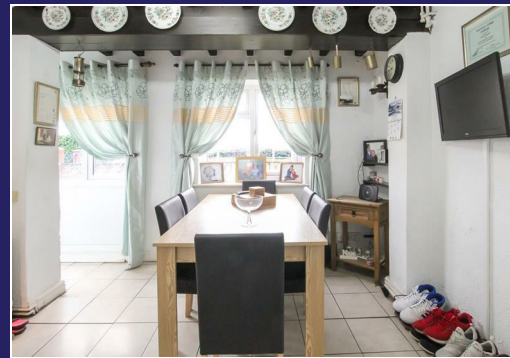
Asking Price £290,000



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Tenure
Freehold

Accommodation Details

Extended, four bedroom, semi detached house with a south facing garden and countryside views.

Entrance Hall

14'11" x 10'1" (4.56 x 3.09)

Entrance into the main hall of this property is via an extra wide, glass panelled, UPVC door into an area that has been decorated in neutral tones with stone effect tiles to the floor and a large window. This area leading through to the dining room, allows access up to the first floor and into the living room via a glass panelled pine door.

Dining Room

10'10" x 9'10" (3.31 x 3)

A very bright room located at the front of the property with cream tiled flooring and dark wood timber beams to the ceiling. This room has been decorated in white with a large window looking out to the front of the property and access along to the front door and stairs this room also has Internet point, radiator and plug sockets along with BT and TV aerial.

Living Room

21'8" x 13'0" (6.62 x 3.97)

Impressive room, located at the rear of the property with brown carpets to the floor and decorated in neutral tones with a dark wood dado rail. This double room has two pine patio doors leading out to the conservatory and also a glass panelled pine door leading out into the hallway. A recent addition to this room is the fantastic multi burner with tiled surround. This room also has multiple plug sockets and two radiators.

Conservatory

19'0" x 10'5" (5.80 x 3.18)

Access into this room is via the pine double doors leading from the living room. Currently decorated in yellow with lighting and a wall mounted radiator. With cream, stone effect tiles to the floor and access through to the AstroTurf section of the garden through glass panelled, white UPVC doors.

Cloakroom

Located at the front of the property, just off of the kitchen. This is a convenient room, housing a dual flush WC and wall mounted basin. With cream tiles to the floor and decorated in a neutral tone. There is also a window fitted with privacy glass. This room also has a tall, chrome, heated towel rail.

Kitchen

22'10" x 8'11" (6.98 x 2.72)

With grey slate effect tiles, this flooring leads through to the utility room. With stylish cream, high gloss base and wall units with silver bar handles, slate effect, worktops and tiles to the wall in pink purple and cream. This room also has a ceramic basin and drainer with chrome swan neck mixer tap. There is also a wall mounted, chrome extractor fan along with space for a freestanding electrical cooker. This is a bright room with multiple windows along the length plus sockets and the oil boiler. This room also has white UPVC stable style door leading out onto the driveway.

Utility Room

12'1" x 8'11" (3.7 x 2.72)

This large utility area has been decorated with neutral coloured tiles and grey and green to the walls to the floor. There are grey slate effect, tiles and each side of the utility area has been fitted with dark wood cabinets to the base and wood effect worktops. This room has plumbing for multiple appliances, space for an undercounter fridge or freezer along with an area for a tall freestanding fridge freezer. This room also has multiple electrical sockets and a ceiling mounted lights.

Family Room

9'7" x 8'11" (2.94 x 2.72)

A brick built room used currently as a snug, located at the rear of the property, decorated in grey and yellow with electrical plug, sockets and patio doors leading out onto the lawn area. to the floor there is attractive grey marble effect tiled flooring.

Stairs and Landing

16'3" x 6'2" (4.97 x 1.89)

This wide staircase with solid wood, double rails leads up to the first floor and has white and grey striped carpets, which also carry on over the landing. The landing provides access into the loft space and has a large window to the front of the property taking in the countryside views. There is also the airing cupboard, 4 bedrooms and a bathroom.

Bedroom One

13'6" x 12'5" (4.12 x 3.81)

Located at the rear of the property, this is a large double bedroom with a window looking out over the garden, grey carpets to the floor and grey to the walls. This room also comes with fitted wardrobes and chest of drawers

Bedroom Two

12'9" x 10'11" (3.89 x 3.35)

Located at the rear of the property. This is also a very generous double

bedroom currently with a double bed and a single bed in situ. This room overlooks the rear garden through a large window fitted with a cream blind and has the striped grey and white carpet leading in from the landing. This room has been decorated in blue and grey and comes with solid wood built-in wardrobes and chest of drawers.

Bedroom Three

9'10" x 7'5" (3 x 2.28)

As you take a step down from the landing, you arrive at bedroom three, which is located at the rear of the property. With a large double window overlooking the garden. This is a double bedroom currently decorated in white and blue with a grey carpet to the floor and built-in shelving.

Bedroom Four

9'4" x 6'6" (2.87 x 2)

At the front of the property this single bedroom has been decorated in turquoise and white with grey carpets to the floor and built-in wardrobe this room has a double window which really allows you to appreciate the views over the Leicestershire fields.

Bathroom

7'5" x 6'9" (2.27 x 2.08)

The bathroom is located at the side of the property and it has a large four piece suite, comprising of a P shaped bath, white

ceramic basin with chrome mixer tap, a dual flush WC and a double shower cubicle. The shower area has been tiled in grey marble effect. This room has been decorated in grey with white tiles to the floor along with wooden shelves and a large window fitted with privacy glass

Local Authority and Council Tax Band

NWLDC

Band B

Post Code for Sat Navs

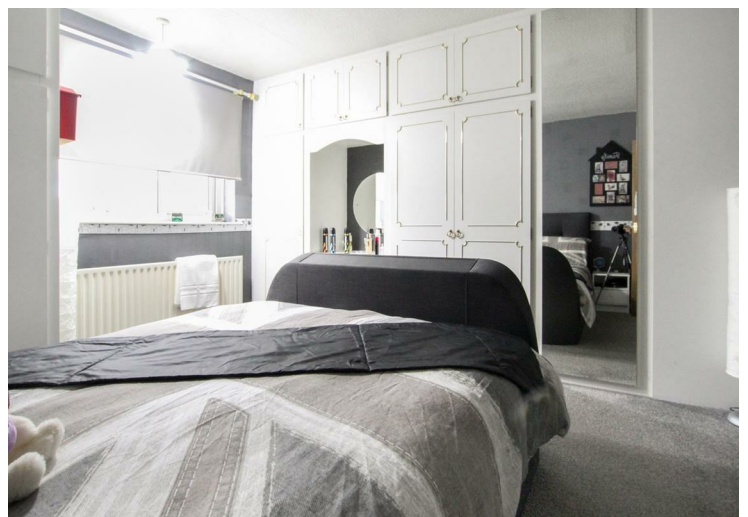
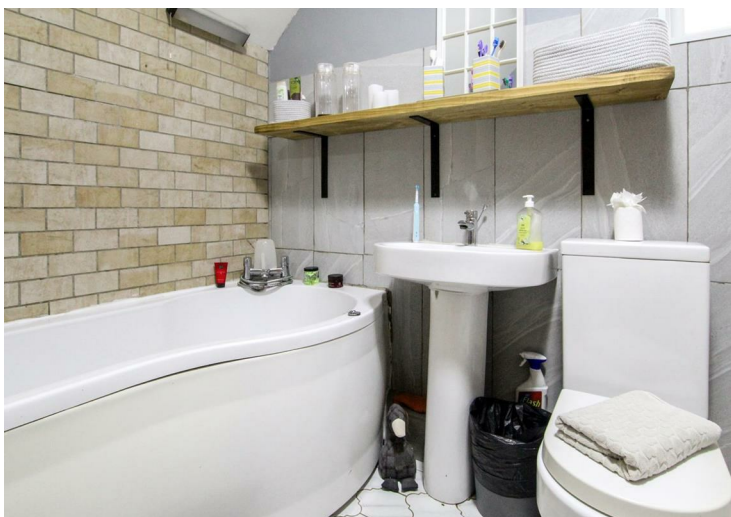
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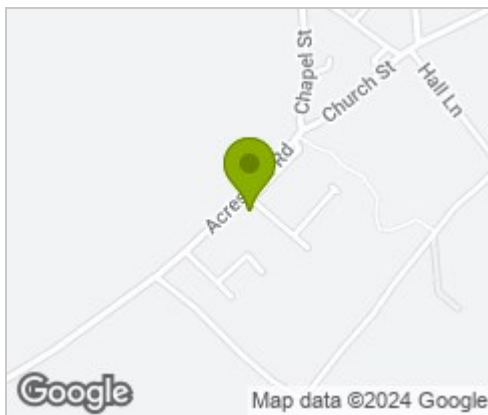
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GROUND FLOOR

1ST FLOOR



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Council Tax band: B. Tenure: Freehold

Viewing

Please contact our Howland Jones Office on 01530 271313 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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