



Moira Road

Donisthorpe

Offers In The Region Of £220,000



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Tenure

Freehold

Accommodation Details:

A Victorian Three Bedroom End Terraced Property With Off Road Parking For One Vehicle At The Front And A Large Private Enclosed Rear Garden.

External & Approach

Set back from the road. This is a delightful property with parking for at least one vehicle with a gravelled driveway. Entrance into the property is through a soft grey composite door with chrome furnishings. Further to the right hand side of the property there is gated access through a shared passage.

Living Room

11'11" x 11'11" (3.64 x 3.64)

Located at the front of the property, step into this warm and welcoming room is flooded with natural light from the window over looking the front driveway. This room runs the width of the property and has been recently decorated, white painted skirting boards and has beige carpet to the flooring. There is a half glazed wooden door leading access into the dining room. In this room, you will also find; BT telephone connection, a TV aerial, two cupboards which houses both the consumer unit and meter readings, one radiator, and light fitting to the ceiling.

Dining Room

11'11" x 11'11" (3.64 x 3.64)

Following from the living room with the same continuous beige carpet to the flooring, this cosy room has a large window to the rear aspect filling the room with plenty of natural light. This inviting dining room offers a sanctuary for relaxation as the room is decorated neutrally. This delightful room also has an under stairs compartment which provides further storage space, currently is used for shoes and coats. In this room you shall also find; a half glazed door allowing access into the kitchen, a heating thermostat, a radiator, smoke detector, a pendant light fitting and a step leading you to the stairs to the first floor.

Kitchen

9'10" x 7'4" (3.02 x 2.26)

Leading from the dining room through the half glazed wooden

door, this lovely, freshly decorated kitchen is equipped with a double Prestige electric oven with a 4 ring electric hob above. This kitchen has a soft green granite effect square edge worktops with a white tile splashback, cream base and wall units above with circular handles and a stainless sink and drainer with separate hot and cold taps. There is a window to the rear aspect of the property providing the room with plenty of light. There is also a door leading into a pantry style cupboard which has tiles to the flooring and shelving providing further storage along with a pendant light to the ceiling. You'll also find; space for a free standing fridge and freezer, space with plumbing for a utility appliance, one radiator and grey patterned vinyl to the flooring.

Utility Room

This room is located in one of the many outer buildings, access is via the kitchen patio door. This space has been fully utilised with a large white ceramic sink with separate hot and cold taps, plumbing for a washing machine along with further space for a tumble dryer. There is both power and lighting.

Stairs and Landing

The landing has been decorated in white paint and leads off to the three bedrooms and the modern bathroom. With beige carpets to the floor and access into the loft space. There is also one radiator and a smoke detector.

Bedroom One

11'11" x 11'11" (3.64 x 3.64)

A wonderful double size bedroom to the front aspect with a large window over looking the front aspect. This room has been decorated neutrally with beige carpets to the flooring, this room has been filled with a double wardrobe and two sets of drawers. Over the bulk head there is a white wooden painted door to a cupboard which provides further wardrobe space.

Bedroom Two

11'10" x 8'11" (3.61 x 2.72)

This is a great size double bedroom with the same continuous carpet to the flooring and white painted walls. There is a window to the rear providing you with the view of the beautiful rear garden. There is one radiator and one pendant light.

Tel: 01530 271313

Bedroom Three

12'9" x 8'0" (3.90 x 2.46)

Although this is the smallest of the bedrooms, this is a comfortable double bedroom with a window looking out over the well maintained garden. This room has enough space for a single wardrobe and a set of drawers. Decorated in white with matching beige carpets to the rest of the house.

Bathroom

6'4" x 7'4" (1.94 x 2.26)

This is a NEW, fabulous three suite bathroom which has been recently decorated with white tiled walls, large grey tiles to the flooring. This white three piece set comprises of a traditional white vanity unit with separate hot and cold taps with storage cupboards below, wall mounted dual flush WC and a full size bath with mixer tap and an electric shower attachment with a glass screen surround. In this room, you'll also find; a chrome heated radiator, a large painted cupboard which houses the water tank with shelving, and a large privacy window to the rear, extractor fan and a pendant light to the ceiling.

Loft Space

The loft hatch is found on the landing, this space is well insulated and has been partially boarded. Please note that there is no ladder or light.

Outside Space

Leading from either the kitchen patio door or via the shared passage through your wooden gate is access into your garden. Here you will find a wide patio area and three outer buildings in these you will find; a boiler room (the boiler is serviced annually), a WC and the utility room. The garden is split into two separate sections in which are both laid with lawn to the centre with planted borders and mature shrubs, trees and a brick outhouse providing further storage. You'll also find the oil tank which holds up to 100lts.

Post Code For Sat Navs
DE12 7QD

Local Authority & Council Tax Band
Band A
North West Leicestershire District Council

Property To Sell?

We are happy to provide a free valuation and explain how we combine our personal service with the use of the latest technology to achieve impressive and satisfying results for our customers.

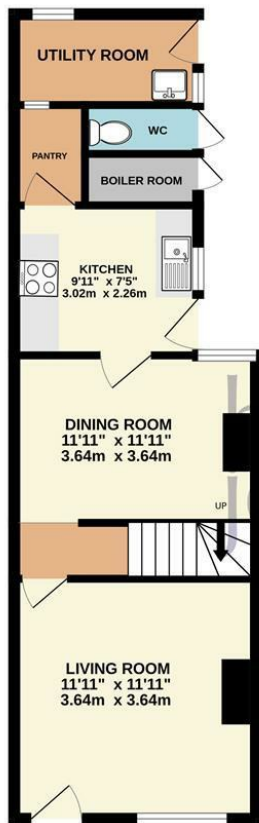
Out Of Hours Contact Arrangements

You can email us via our website, or you can 'Live Chat' via our website 24/7

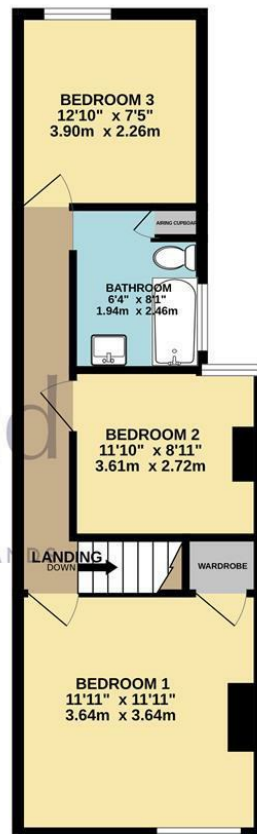




GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 844 sq.ft. (78.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 operation or efficiency can be given.
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Council Tax band: A. 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			82
(81-91) B			
(69-80) C			
(55-68) D		56	
(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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