



Donisthorpe Lane

Moira DE12 6BB

PCM £905 PCM

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- TWO bedroom end terrace home
- Stunning dining kitchen with roof lights
- Integral DW, WM & dryer. RANGE cooker
- Dining area with wood burner and pantry off.
- Double aspect reception with ornamental fire
- Main bedroom with double aspect
- Bedroom two is a large single
- Bathroom with freestanding bath & walk-in shower
- GARAGE + 2 parking spaces. Council tax band A!

This is a rare opportunity to rent a BEAUTIFULLY presented two bedroom home in an idyllic rural setting. Generous room sizes and presented to a high standard throughout. From the front door, a small hall area leads to the SPACIOUS RECEPTION room, with its wood effect laminate flooring and double aspect. Ornamental fireplace adds character to this bright and airy room. The LIVING KITCHEN is a real showpiece offering a great space of eating and entertaining. Cream stone effect tiled floor. Roof lights in sloping ceiling. Black GRANITE worktops and a range of wall and base units with cream shaker style doors. Range oven with five burner gas hob and chimney over. Integral DISHWASHER, WASHING MACHINE and DRYER. Single stainless steel sink with swan neck mixer tap and drainer cut into the worktop. Wood burning stove in dining/living area and PANTRY store room. Stairs to the first floor lead to the main bedroom which is a generous double room with double aspect. Bedroom two is a large single room. The bathroom is a bit special too, with a FREE STANDING BATH, wide wash basin set on a floating vanity unit, low level wc and a WALK-IN SHOWER with a drench shower head as well as a directional shower head. There's a lawn to the front garden edged with a stone path. To the rear of the property is a sizeable garden with two stoned patio areas, a good size lawn with some mature shrubs to the borders and the first of three parking spaces. The second is beyond the gate, the third being in the single GARAGE. Directly behind the house and before you get to the lawn is a side gate which provides one neighbour with a right of way. Double glazed and gas centrally heated throughout. NO PETS. PLEASE NOTE: Photos from October 2021, to be updated shortly. EPC is D and the Council Tax band is A. Call now to book your viewing. Remember to follow us on FACEBOOK to hear about new listings before they hit the portals!



Post Code For Sat Navs

DE12 6BB

Local Authority & Council Tax Band

NWLDC

Council Tax band A

Rental standard exclusions

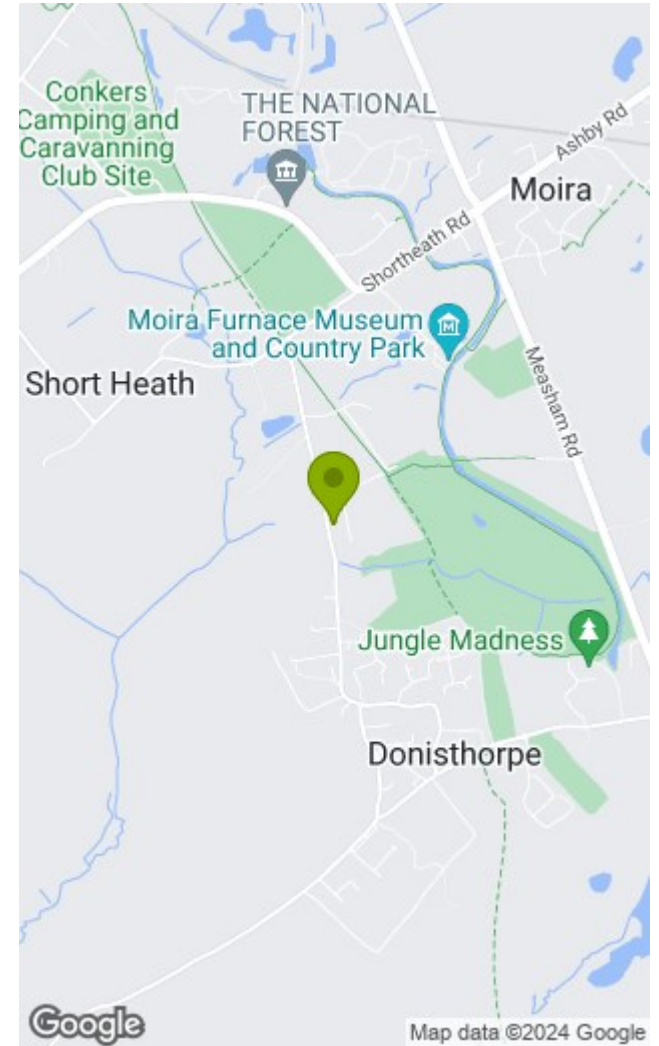
Please note, lofts and cellars do not form part of the tenancy and access is not given to these areas unless specifically agreed in writing. If the property is Leasehold, covenants apply - please ask for further details.


Out Of Hours Contact Arrangements

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

Property to let?

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.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	





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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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