



New Street

Donisthorpe

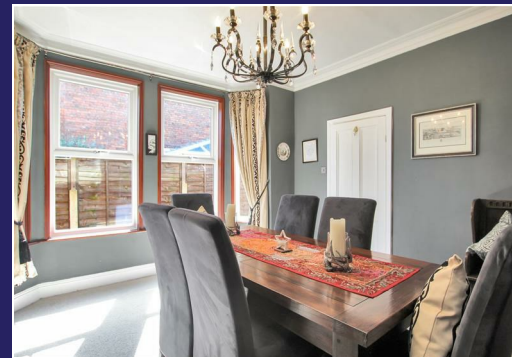
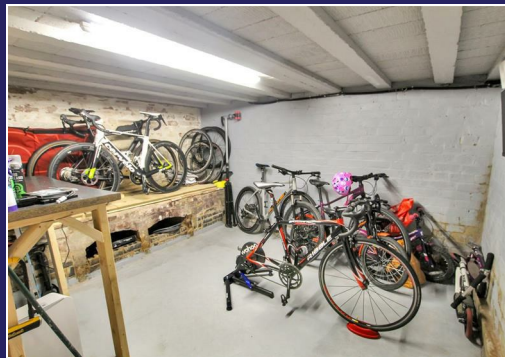
Asking Price £285,000



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Tenure
Freehold

Accommodation Details

External And Approach

Double driveway to the front of the property with attractive path leading up to the arched front door with glass panels. There is a wooden gate leading into the rear garden along with meter boxes.

Entrance Hall, Stairs and Landing

An attractive entrance hallway giving a fantastic feeling of space and grandeur as you enter the property. The hallway has decorative tiles in purple, green and cream to the floor perfectly in keeping with the age of the property however these are handmade and more modern than you would be lead to believe. The entrance hall has been decorated in a heritage Green with high, white skirting boards and stairs leading up to the first floor. To the ceiling, you find spotlights and as the hallway wraps around and leads off into the living room, you'll find this section has been carpeted.

Kitchen Diner

13'9" x 13'4" (4.21 x 4.07)

Located to the rear side of the property this is a large kitchen with plenty of space for a dining table and chairs. A bright room with a large window looking out over the side patio. This room is currently decorated in white and again shows off the high ceilings with spotlights fitted. With attractive marble effect tiles to the floor the kitchen is modern yet in keeping with the style of the property with black and grey granite effect worktops and walnut base and wall units. This kitchen comes with an integrated half height AEG double oven, large stainless steel sink with swan neck mixer tap and tilted draining board. To one wall you notice shell effect style mosaic tiles along with an impressive AEG electric hob and feature touchscreen extractor fan which itself is a piece of modern art.

Utility Room

8'2" x 5'10" (2.51 x 1.78)

This utility room has a door with glass panel leading out to the rear patio along with a large window looking out over the gardens. With the tiled flooring leading through from the kitchen you have ample space for the fridge and freezer along with plumbing for a dishwasher and washing machine. This room has been decorated in grey and again demonstrates the high skirting boards you would expect in a period property. To the ceiling you have studio lights along with a chrome hanging rail.

Dining Room

14'11" x 13'4" (4.57 x 4.08)

A fabulous space for entertaining with high ceilings and ornate ceiling rose along with fabulous architrave and high skirting boards. This room has a large bay window looking out the side of the property and is decorated beautifully complimenting the style of the property.

To the floor, you have a thick cream woollen carpet, along with a large chandelier ceiling lights and decorative cast iron fireplace with tiled hearth. This room comes with multiple sockets and thermostatic controlled radiator.

Living Room

17'3" x 13'3" (5.28 x 4.04)

Located at the front of the property this grand living room with high ceilings is a very generous size with two sets of windows fitted with shutters, decorated in heritage green with cream colour carpets to the floor.

This room currently has six spotlights to the ceiling multiple electrical plug sockets, large radiator with thermostatic controls and a recently installed large multi burner. This room has character features from the Victorian era along with original, reconditioned wooden doors.

Cloak Room

5'6" x 4'9" (1.68 x 1.46)

A modern and tasteful cloakroom just off from the utility room. The cloakroom has the continuation of the marble effect tiled Flooring, which matches the wall. This room has a spotlight to the ceiling and integrated extractor fan along with a modern wall mounted dual flush WC and hand basin with chrome mixer tap and built-in vanity unit. This room also accommodates coat hanging with plenty of space and hooks.

Cellar

13'3" x 12'5" (4.04 x 3.81)

Just off of the main hallway is a door leading to brick steps into a cool, dry cellar. The current vendors have invested in this area of the property by having an air circulation unit installed along with a submerged pump system. This area has electricity and lighting and is currently used as an at home gym. The brickwork has all been treated and provides a very dry and usable space.

Bedroom One

17'5" x 13'3" (5.32 x 4.05)

An enormous main bedroom, mirroring the size of the downstairs living room with two windows fitted with shutters. This room again has the high ceilings along with spotlights to the ceiling, multiple plug sockets and large thermostatic controlled radiator. Currently decorated in a soft pink this room has the added feature of another beautiful decorative cast iron fireplace with tiled hearth which is an original feature and reconditioned. The chimney breast is still usable and therefore any new occupier may choose to have a working fire in this room.

Bedroom Two

13'3" x 10'0" (4.06 x 3.07)

A large double bedroom currently decorated in pink with an enormous window looking out to the side of the property. This room has thick woollen cream carpets and chandelier style light fitting. This room also benefits from the high ceilings and high skirting boards and is a fabulous space allowing plenty of room for a large bed and additional furniture.

Bedroom Three

12'10" x 12'6" (3.92 x 3.83)

Located at the rear of the property, this room although the smallest of the three is still a large double bedroom. In keeping with the rest of the property, we see the high ceilings and the carpet flowing through from the landing. This room has a large window looking out to the side of the property along with the high skirting boards and currently decorated in a light purple.

Bathroom

10'3" x 5'7" (3.13 x 1.71)

A large L-shaped family bathroom with wood effect laminate flooring and the high ceilings that we have seen throughout the property. With spotlights to the ceiling and access into the loft space, this room has been part partially tiled and has a large sash style window fitted with privacy glass.

The bathroom comprises of a large P shaped bath with chrome mixer tap, glass shower screen and silver electric shower. A wall mounted dual flush WC, a large hand basin with chrome mixer tap and silver towel rail along with a mirror fronted bathroom cabinet. This room also has a double shaving socket and chrome heated towel rail.

Study

9'0" x 6'2" (2.75 x 1.88)

Located just off of the third bedroom this space provides room for an office as it's current use however has the potential to be a fabulous ensuite bathroom. Located above the utility room and cloakroom this room has a Velux window along with a side window. Decorated neutrally with additional built in storage.

Rear Garden

A wonderful, south facing, enclosed and private rear garden. The garden is accessed via the side utility door or through the wooden gates leading out to the entrance path. With a large block paved patio area you have plenty of space for entertaining and enjoying the sun. There is a small brick wall with steps leading up to a corner lawn with garden shed and raised flowerbeds.

Post Code For Sat Navs

DE12 7PG

Local Authority Council Tax And Band

NWLDC

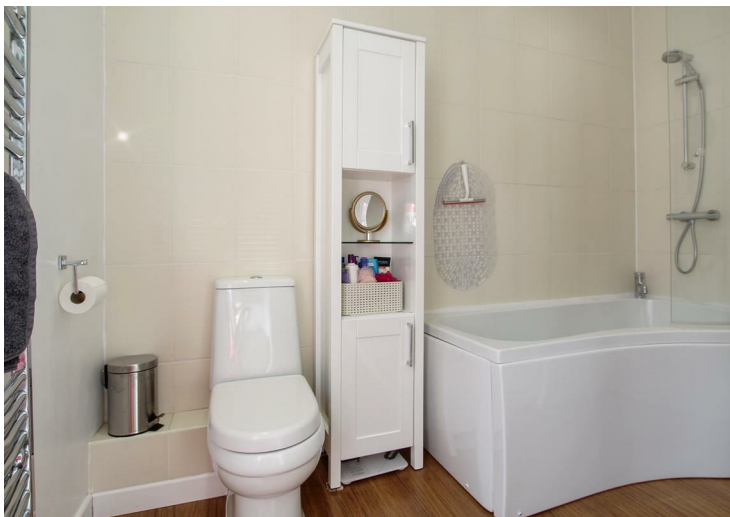
Band B

Out Of Hours Contact Arrangements

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

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.





BASEMENT

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		
(55-68) D		
(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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