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&L

8 Donington Drive

Woodville | DE11 8AU | Guide Price £200,000

ROYSTON
& LUND

- Guide Price of £200,000 - £215,000
- Three Bedroom Semi-Detached Home
- Driveway and Garage
- Freehold
- Council Tax Band B
- No Upward Chain
- Lounge & Kitchen/Diner
- Downstairs WC
- EPC Rating C





Guide Price of £200,000 - £215,000 - NO UPWARD CHAIN

Royston and Lund are pleased to bring to the market this three bedroom semi-detached home in Woodville. The property benefits from off street parking for two vehicles, as well as a single garage and is sold with no upward chain. Situated with fantastic transport links for the A42 and Ashby de la Zouch.



Entering into the hallway that benefits from a cloakroom, there is access into the lounge, kitchen and stairs to the first floor. The lounge benefits runs the full length of the property and benefits from windows to both the front and the rear, The kitchen benefits from an integrated oven, hob, extractor fan and has has for further free standing appliances.

To the first floor there are two double bedrooms, one single bedroom and a three piece bathroom consisting of a bath with shower overhead, WC and wash basin. The main bedroom and bedroom two both benefits from built in storage space. To the rear there is a low maintenance garden with block paving.



EPC

Energy Efficiency Rating

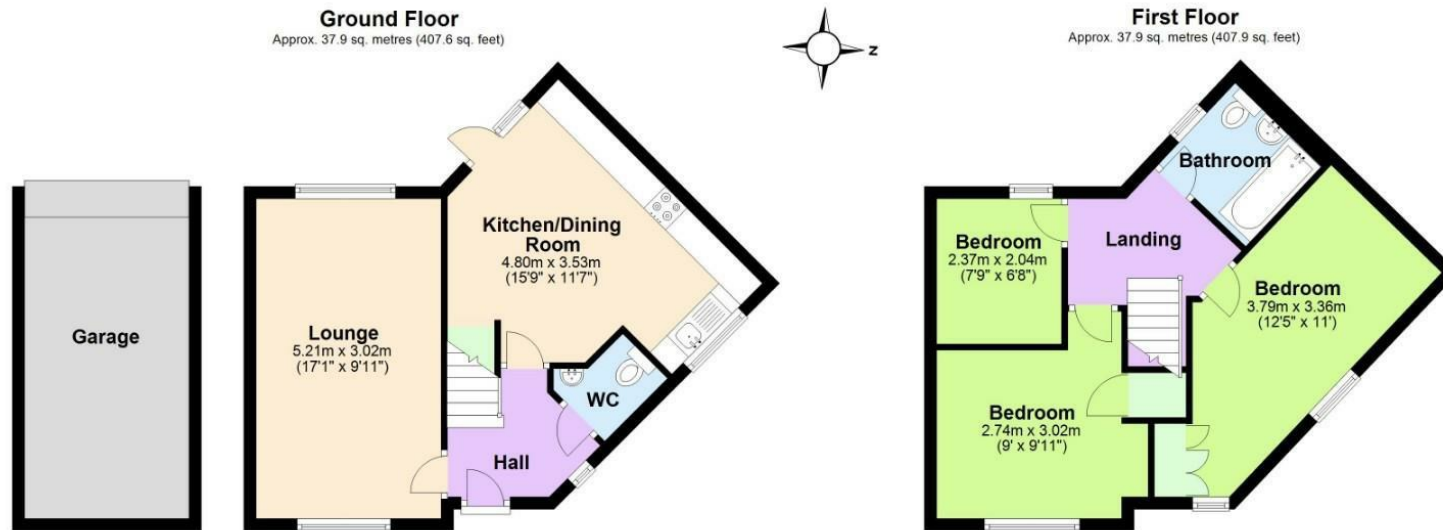
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



Total area: approx. 75.8 sq. metres (815.5 sq. feet)

Where 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 of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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