



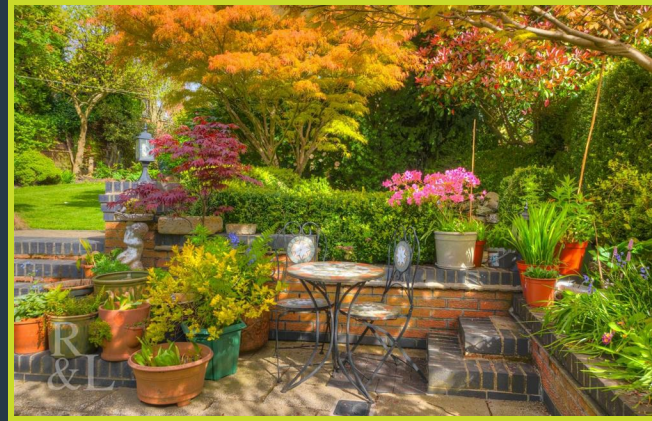
46a Church Street

| DE12 7PY | Guide Price £425,000

**ROYSTON
& LUND**

- Detached Bungalow
- Large Driveway
- Three Bedrooms
- Ensuite - Bathroom
- EPC Rating D
- Generous Plot
- Spectacular Rear Garden
- Breakfast Kitchen
- Freehold
- Council Tax Band C



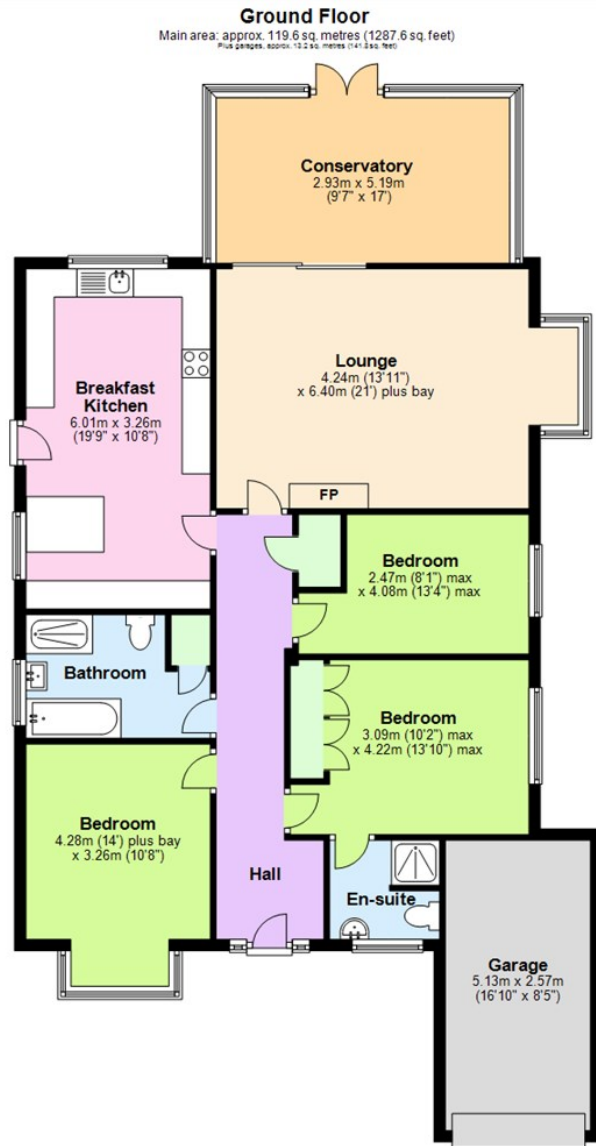


Royston & Lund are pleased to present this charming detached bungalow located on Church Street in the picturesque village of Donisthorpe. Donisthorpe, a village in Leicestershire, boasts a rich history dating back centuries. Its picturesque surroundings and quaint charm attract visitors seeking a glimpse into rural English life.

Upon entering, you are greeted by the hallway which provides access to the accommodation throughout. There is a spacious reception room to the rear, perfect for entertaining guests which provides access to a conservatory which can double up as a formal dining room. The breakfast kitchen includes a range of units which provides ample storage, there is also integrated appliances adding extra convenience. The property boasts three cosy bedrooms, offering ample space for a growing family or visiting guests. With two well-appointed bathrooms, convenience is key in this lovely home. One bedroom benefits from a modern en-suite shower room/WC whilst the other bedrooms are complemented by the main bathroom. The main bathroom includes a four piece white suite featuring a bath, walk-in shower, WC and a wash basin.

Spanning across 1,288 square feet, this bungalow provides a comfortable living space for you to make your own. The detached nature of the property ensures privacy and tranquillity, allowing you to enjoy a peaceful lifestyle.

One of the standout features of this property is the parking provision - with space for up to 6 vehicles, parking will never be an issue for you or your visitors. This is a rare find and adds great value to the property.



Ground Floor
Main area, approx. 119.6 sq. metres (1287.6 sq. feet)
Plus garages, approx. 13.2 sq. metres (141.8 sq. feet)

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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.



EPC

| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 77 |
| (69-80) C | 63 | |
| (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 (CO ₂) 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 | | |

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.

