



69 Moira Road

| DE12 7QD | Guide Price £170,000

ROYSTON
& LUND

- Guide Price of £170,000-£180,000
- Two Reception Rooms
- Long Rear Garden
- Close to M42
- EPC Rating E
- Semi-Detached Home
- Two Double Bedrooms
- Potential To Add Value
- Freehold
- Council Tax Band A





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Royston and Lund are delighted to bring to the market this two double bedroom semi-detached home in Donisthorpe. The property offers scope to add value and would ideally suit a first time buyer or someone looking to add their own stamp onto something. Donisthorpe Woodland Park is just down the road and the property is well positioned good good transport links to the M42.

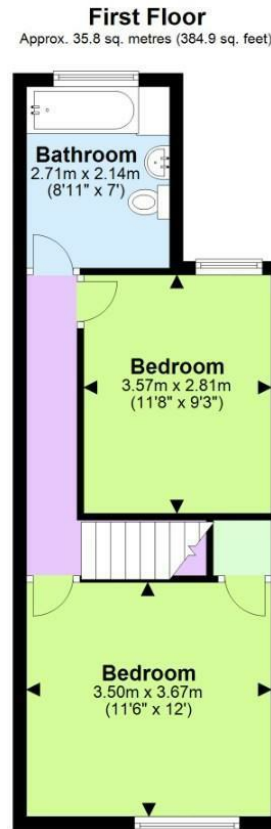
In brief there is a lounge, dining room and a fitted kitchen at the rear. To the first floor there are two well proportioned double bedrooms and a three piece bathroom consisting of a bath, WC and a washbasin. At the rear of the property there is a long lawned garden.

Donisthorpe is a small village in Leicestershire, England, near the border with Derbyshire. Historically part of the extensive Ashby Wouds area, Donisthorpe developed significantly during the Industrial Revolution, primarily due to coal mining. The Donisthorpe Colliery, which operated from the 19th century until its closure in 1990, was a major employer and shaped the village's character and growth.

Today, Donisthorpe is a quiet, residential community with a blend of historic and modern homes. A key feature of the village is the Donisthorpe Woodland Park, a former colliery site that has been transformed into a beautiful nature reserve, offering walking trails, wildlife habitats, and connections to the Ashby Canal.

The village maintains a close-knit community atmosphere, with local amenities including a primary school, village hall, and pubs. Its proximity to larger towns and cities like Ashby-de-la-Zouch and Swadlincote makes Donisthorpe a peaceful yet well-connected place to live.





Total area: approx. 75.7 sq. metres (814.5 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.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	46	
(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		

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