



25 New Street

| DE12 7PG | Offers In The Region Of £176,000

ROYSTON
& LUND

- Offers in the Region of £176,000
- Two Bedroom Victorian Terrace
- Further First Floor Room Ideal for a Dressing Room or Office Space
- Large West Facing Garden with Outbuildings
- EPC - D
- ** NO UPWARD CHAIN **
- Downstairs Bathroom & First Floor Shower Room
- Two Receptions Rooms
- Adjacent to National Forest Walks and Local Areas of History
- Freehold/ Council Tax A





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****NO UPWARD CHAIN****

Upon entering the property, you are welcomed into the lounge, which leads to an inner hallway featuring stairs to the first floor and useful under-stairs storage. A further doorway opens into a second lounge at the rear. The kitchen is accessed via a separate door and is fitted with a range of wall and base units, providing space for a built-in oven, hob, and additional freestanding appliances. A side door from the kitchen opens out into the garden. A lobby area with built-in storage leads to the ground-floor bathroom, which is fitted with a three-piece suite.

The first floor offers two well-proportioned double bedrooms and an additional smaller room, ideal for use as a dressing room or home office. To the rear is a modern three-piece wet room.

Outside, the property benefits from a generous west-facing garden with outbuildings and a shed. The garden can be accessed directly from the property or via a shared rear walkway.

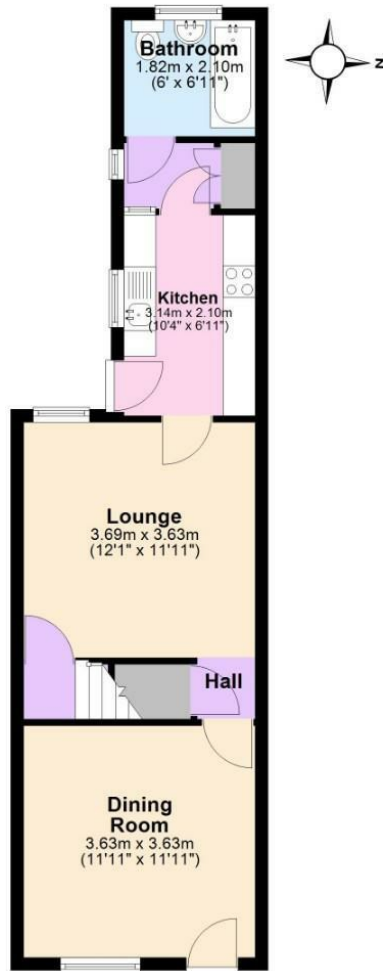
Donisthorpe is at the heart of the National Forest and immediately opposite the house is a footpath which leads to the Donisthorpe Woodland Park nature trail. Hicks Lodge also within the heart of the National Forest is also very close to Donisthorpe and access can be gained from this same trail.

Donisthorpe is also ideally situated for access to the M42 so an ideal village for commuters. The village itself also has a strong community spirit.



Ground Floor

Approx. 43.6 sq. metres (468.9 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.3 sq. feet)



Total area: approx. 80.8 sq. metres (870.2 sq. feet)



EPC

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		
	59	82

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



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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