



63 Moira Road

| DE12 7QD | Guide Price £160,000

ROYSTON
& LUND

- **GUIDE PRICE £160,000 - £170,000**
- Two Spacious Reception Rooms
- Three Piece Family Bathroom
- Excellent Transport Links
- EPC Rating - TBC
- Three Bedroom Semi Detached
- Loft Room Conversion
- Close By To Numerous Amenities
- Catchment Area For Well Regarded Schools
- Freehold - Council Tax Band - A





****GUIDE PRICE £160,000 - £170,000****

Royston and Lund are delighted to bring to the market this three bedroom semi detached property located in Donisthorpe. Situated close by to numerous amenities being a short drive from Ashby De La Zouch market town where there are numerous local shops and restaurants. Not to mention Donisthorpe being in the catchment area for well regarded schools and having excellent transport links via the M42 leading you East Midlands Airport. This property would be a great purchase for first time buyers or a growing family.

Ground floor accomodation comprises of a hallway upon entry that leads you into the main reception rooms and stairs to the first floor. The living room is a great size with front aspect window and log burner. The dining room is an ample space with further fireplace and rear window borrowing light from the conservatory. The galley kitchen is a generous size with more than enough space for your own freestanding appliances. Off from the kitchen is a conservatory which grants you access to the rear garden.

To the first floor there are three well proportioned bedrooms. The main bedroom and bedroom two being doubles, the third bedroom being a single. All bedrooms share a three piece family bathroom consisting of a bath with shower overhead along with a wash basin and WC.

There is a converted second floor loft room has double skylights flooding the space with natural light and can be used as a further bedroom or to the buyer's discretion.

Facing the property there is on street parking and to the rear there is a spacious plot with a patio area to start which steps up to a lawn space stretching back to a further patio situated to the rear where there is convenient storage sheds.





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		
	45	73

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

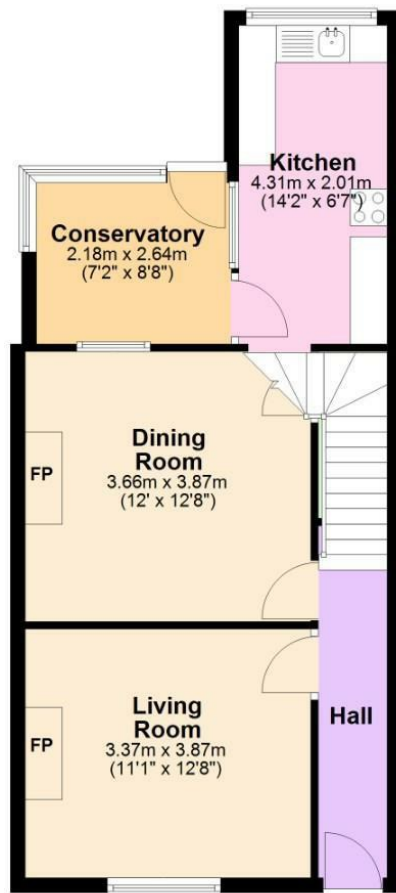
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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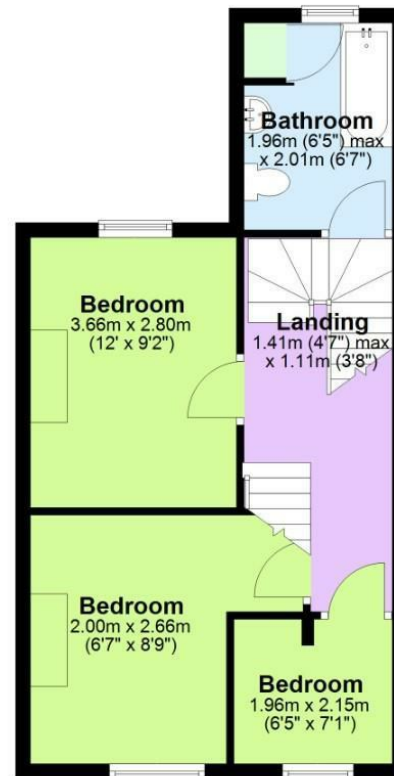
Ground Floor

Approx. 50.1 sq. metres (539.4 sq. feet)



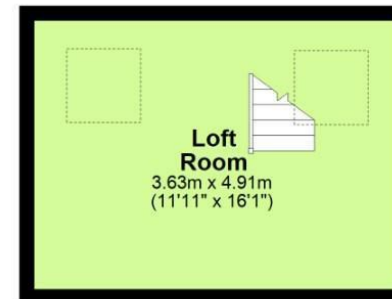
First Floor

Approx. 40.8 sq. metres (439.2 sq. feet)



Second Floor

Approx. 17.8 sq. metres (191.8 sq. feet)



Total area: approx. 108.7 sq. metres (1170.3 sq. feet)

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.