



81 Moira Road

| DE12 7QD | Guide Price £210,000 - £220,000

ROYSTON
& LUND

- GUIDE PRICE
£200,000-£210,000
- Generous Space
- Conservatory
- Extensively Long Garden
- Council Tax A
- Three Bedroom Semi-Detached
- Ground Floor WC & Utility
- Modern Bathroom
- EPC - E
- Freehold





GUIDE PRICE £200,000-£210,000

Nestled in the heart of Donisthorpe, this charming three-bedroom semi-detached home offers an abundance of living space both inside and out, perfect for families or those seeking a home with room to grow. A generously proportioned rooms that create a dynamic and comfortable environment throughout.

The ground floor features a spacious living area that connects seamlessly to a bright conservatory, bathing the space in natural light and offering a perfect spot for relaxing, dining, or entertaining year-round.

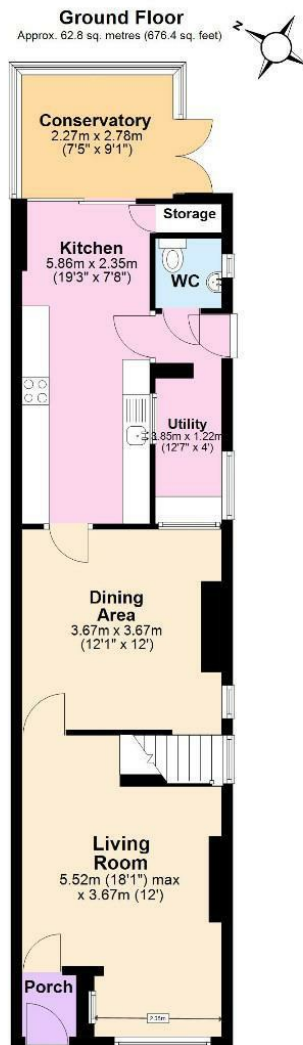
The kitchen is well laid out and sits conveniently adjacent to a separate utility room, keeping the main cooking space tidy and efficient. A further ground floor WC adds to the practicality of the home. Upstairs, three well-sized bedrooms offer ample space for rest and personalisation, ideal for family living.

One of the standout features of this property is the exceptionally long and private rear garden—a true outdoor haven. Whether you're thinking of summer barbecues, gardening projects, or simply letting the kids run free, this space is a rare find in such a well-connected village setting.

With its thoughtful layout, bright conservatory, extensive garden and practical extras like the utility and WC, this home brings together comfort, functionality, and a touch of countryside charm—all in a peaceful, well-positioned location close to local amenities and scenic walks.

The home does not have any parking but there is a secure private car park approximately 150 meters away which you can get yearly permit for £10 per month and £5 a month if required on an ad hoc basis.





Total area: approx. 106.8 sq. metres (1150.0 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.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	49	
(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

**ROYSTON
& LUND**