



6 Briton Lodge Close, Moira, Derbyshire, DE12 6DD

HOWKINS &
HARRISON

6 Briton Lodge Close,
Moira,
Derbyshire, DE12 6DD

Asking Price: £375,000

Located within this popular National Forest village and situated within a private cul de sac. This well presented, four bedroom detached property is an ideal family home. Offering an abundance of living space totalling 1558sqft, the property briefly comprises, a generous reception lounge and conservatory, separate study, snug and breakfast kitchen. To the first floor are four bedrooms and a family bathroom, the principal bedroom has its own en suite shower room.

Externally the property benefits from ample off road parking and an enclosed, landscaped rear garden.

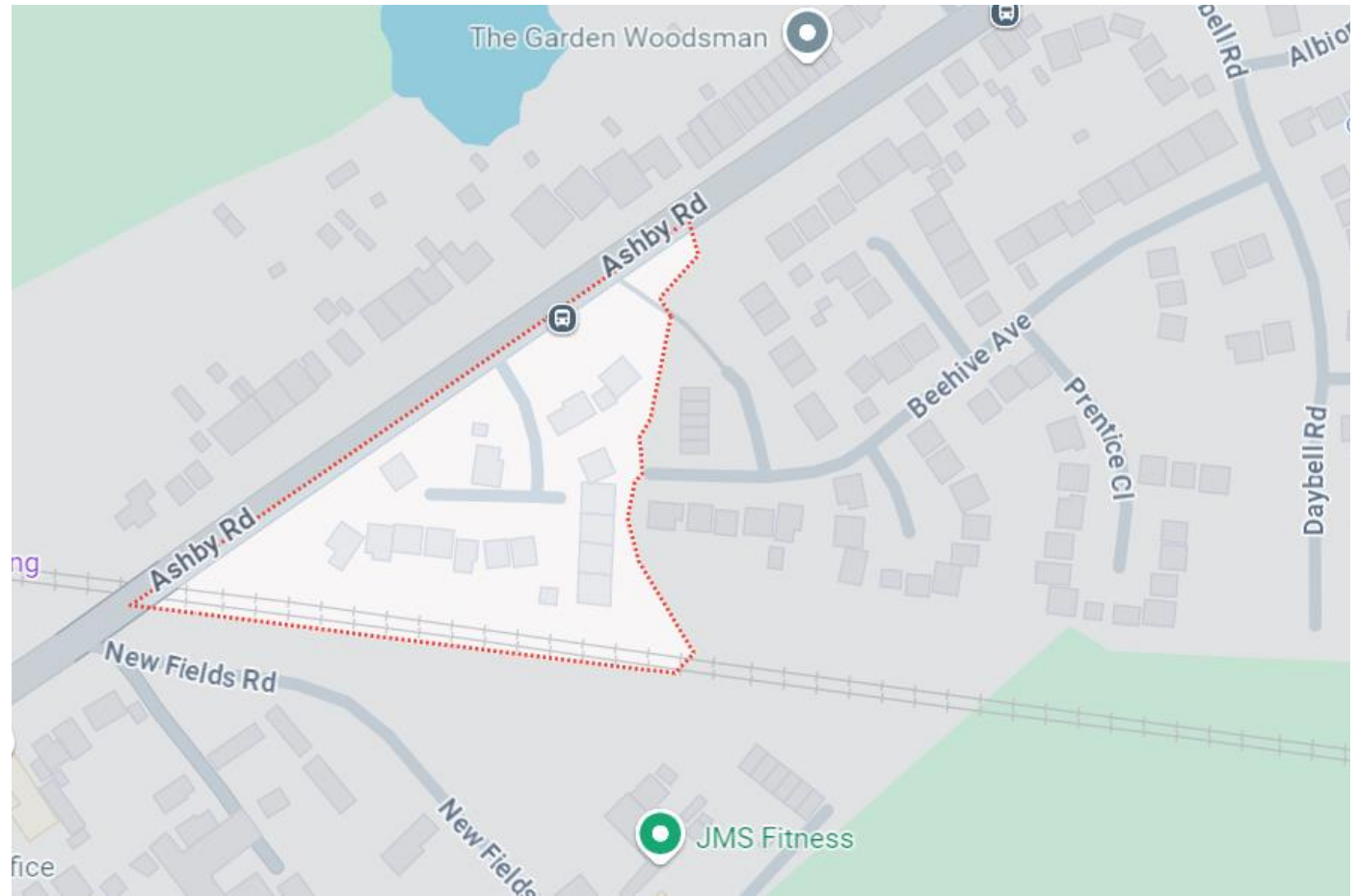
Features

- Spacious lounge & conservatory
- Fully fitted breakfast kitchen
- Four good size bedrooms and family bathroom
- En suite to principal bedroom
- Private, landscaped rear gardens
- Driveway providing ample off road parking
- Set within the Heart of the National Forest
- Sought after village position



Location

Moira village lies approximately two and a half miles west of Ashby de la Zouch, a popular market town offering a range of local facilities and amenities together with road links to the A42 dual carriageway and East Midlands conurbations. The village is home to the National Forest Visitor's Centre with associated walks, bridle paths and Hicks Lodge Cycle Centre. The village boasts a local supermarket, post office, public houses, modern village hall and primary school. In addition to the National Forest there is a new Youth Hostel and associated camping field, together with Moira Canal and Sarah's Wood (part of a historic visitor's centre).



Accommodation Details - Ground Floor

Accessed from the front elevation the property leads directly into a good sized entrance hallway with cloakroom WC, doors leading off providing access over all of the ground floor living accommodation. To the right is a versatile reception room that could be used as a home office or children's play room with a set of double doors opening into a generous size reception lounge with adjoining 16ft+ conservatory. Overlooking the rear of the property is a fitted breakfast kitchen that benefits from a range of eye level and base units, with ample preparation surfaces and integrated appliances. To complete the single integrated garage has been partially converted creating a third reception room that is currently used as a separate snug area with access into a good size storage area.

First Floor

A single flight staircase rises from the entrance hall and onto the first floor landing where you will find all four bedrooms and a three piece family bathroom. Overlooking the front elevation are two generously sized double bedrooms the main having access to its own en suite shower room and bedroom two having two built in wardrobe cupboards. The remaining two bedrooms overlook the rear elevation and are serviced by a three piece family bathroom.





Outside

Externally the property provides ample off road parking in the form of a tarmacadam driveway with up and over door access to a useful store that has been created from the partially converted single garage. The rear garden can be accessed via a side gate and leads to well presented, panel enclosed landscaped garden mainly laid to lawn with shrubbery borders.



A sought after village location, providing excellent amenities and road commuter links.

Viewing is highly recommended





Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01530 410930

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

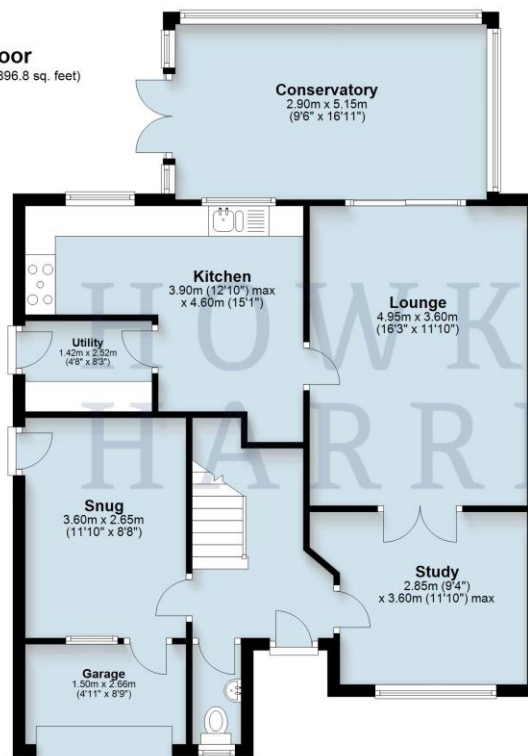
North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax

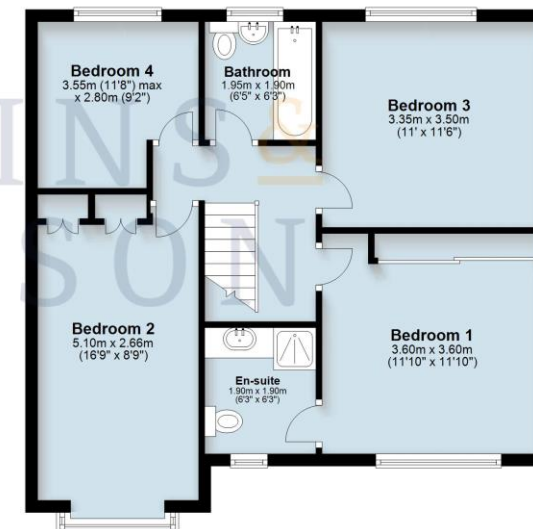
Band - F

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor
Approx. 83.3 sq. metres (896.8 sq. feet)



First Floor
Approx. 61.5 sq. metres (661.8 sq. feet)



Total area: approx. 144.8 sq. metres (1558.6 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Measurements of rooms, doors, windows and other items are approximate, no responsibility is taken for errors, omission or mis-statement. Item icons such as bathroom suites, sinks are representations only and may not look like the real items. Plan produced using PlanUp.

Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.