



7 Brooks Close, Donisthorpe, Derbyshire, DE12 7BA

HOWKINS &
HARRISON

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Donisthorpe,
Derbyshire, DE12 7BA

Offer in excess of: £294,000

Situated within a secluded cul de sac location, this four bedroom, three storey semi-detached home boasts over 1347 sqft of living accommodation and really needs to be seen to be truly appreciated. Found with the popular National Forest village of Donisthorpe with elevated views of Ashby canal the property in brief comprises:- a ground floor living kitchen, first floor reception lounge and bedroom and a further three good sized bedrooms and two bathrooms to the second floor, Externally there is off road parking as well as a single garage, whilst to the rear you will find a landscaped and low maintenance rear garden.

Features

- 1347 sqft of internal living accommodation
- Three storey modern semi-detached
- Open plan living/kitchen
- Four bedrooms and family bathroom
- Principal bedroom with en suite shower room
- Landscaped, low maintenance rear gardens
- Parking and integral garage
- Close to excellent commuter road links



Location

Donisthorpe village is located approximately three miles south west of Ashby de la Zouch, located in the county of North West Leicestershire. Donisthorpe has a public house, a village shop and is served by a local primary school and is within catchment for Ivanhoe College and Ashby School. The village was home to Donisthorpe colliery, where the pit closed in 1990. The colliery site has since become part of the Donisthorpe Woodland Park with land acquired from British Coal forming part of the National Forest with the woodland parks connecting to the Wolds Heritage Trail, Moira Furnace, and canal and the National Forest Visitors Centre at Moira.

Conkers Discovery Centre and Conkers Waterside Centre are both within walking distance whilst Hicks Lodge, a great place to walk or cycle is just a short travel distance away.

More comprehensive facilities are available in the nearby towns of Swadlincote and Ashby de la Zouch, both just a short commute away.



Accommodation Details - Ground Floor

Accessed from the front elevation the property leads directly into the entrance hallway, doors lead off giving entry to two good sized storage cupboards and a ground floor WC. A door towards the end of the hall opens into an open plan living /kitchen which benefits from a range of floor and wall based units alongside ample work preparation surfaces and a mix of integrated and freestanding appliances space.

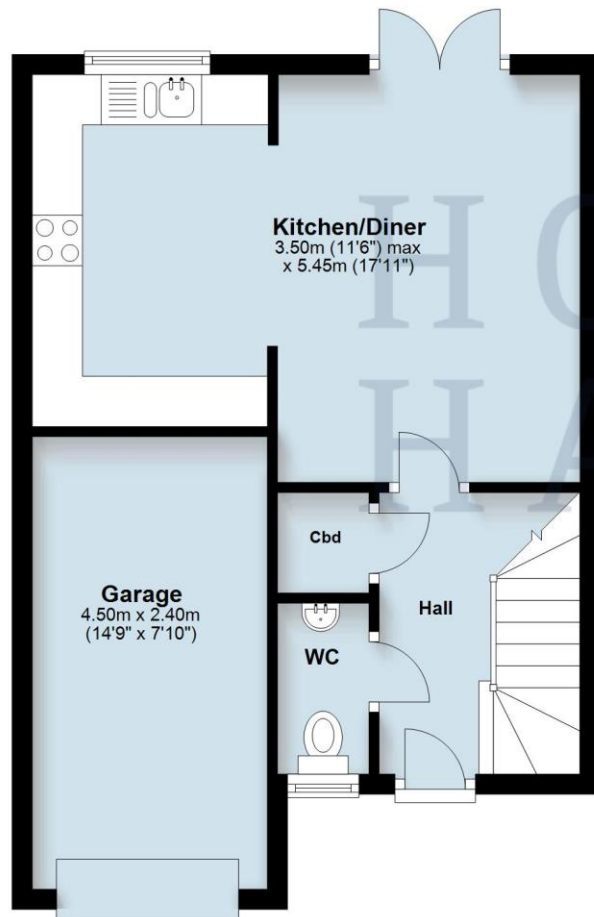
First & Second Floors

A single flight staircase rises onto the first floor landing where you will find a generously sized reception lounge with enviable views of the surrounding countryside and Ashby canal. You will also find bedroom four located to the rear.

A second staircase continues up through the property to provides access to the three reaming bedrooms and the family bathroom. Bedroom one is a comfortable double size and also has its own en suite shower room.

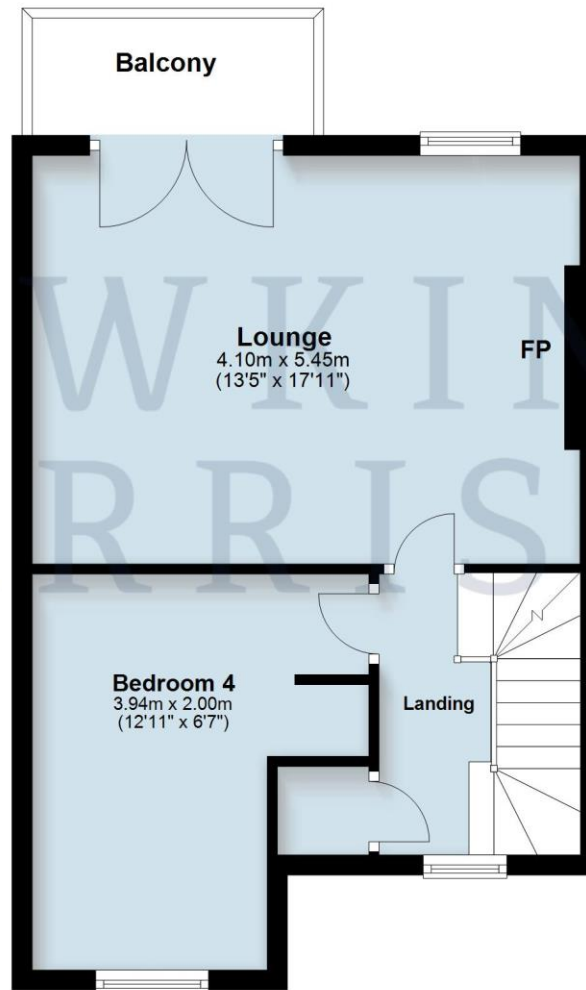
Ground Floor

Approx. 39.9 sq. metres (429.7 sq. feet)



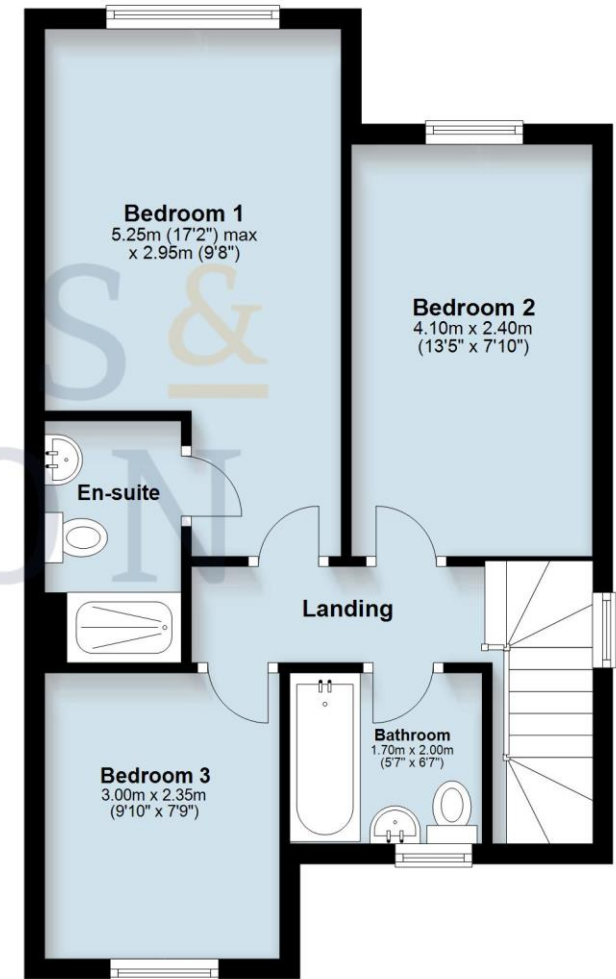
First Floor

Approx. 40.6 sq. metres (436.9 sq. feet)



Second Floor

Approx. 44.2 sq. metres (476.1 sq. feet)



Total area: approx. 124.7 sq. metres (1342.7 sq. feet)



Outside

Externally the property benefits from off road parking to the front elevation and a single integral garage that could be used for further parking or storage. Heading to the rear you will find a private low maintenance, landscaped rear garden ideal for entertaining.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Tenure & Possession

The property is freehold with vacant possession being given on completion



Located in an enviable village location with views over Ashby Canal and associated walks and pathways.





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. We are advised that mains water, drainage and electricity are connected to the property. The central heating is supported by LPG gas. ? is the current broadband provider.

Local Authority

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

Council Tax

Band - D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.



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