



86 Donisthorpe Lane, Moira, Derbyshire, DE12 6BB

HOWKINS &  
HARRISON



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Moira,  
Derbyshire, DE12 6BB

Asking Price: £320,000

Occupying a deceptively large plot, this semi-detached home in the National Forest village of Donisthorpe is offered to market with no upward chain and in ready to move into condition.

With versatile accommodation totalling 1300sqft, arranged over the two floors, in brief comprising:- entrance hall, three generous ground floor reception rooms and a well equipped fitted kitchen. To the first floor there are three bedrooms, main bedroom with en-suite shower room and finally a four piece family bathroom.

Externally the property really comes into its own with a large rear garden, ideal for anyone green fingered as well as off road parking to the front elevation for two vehicles.



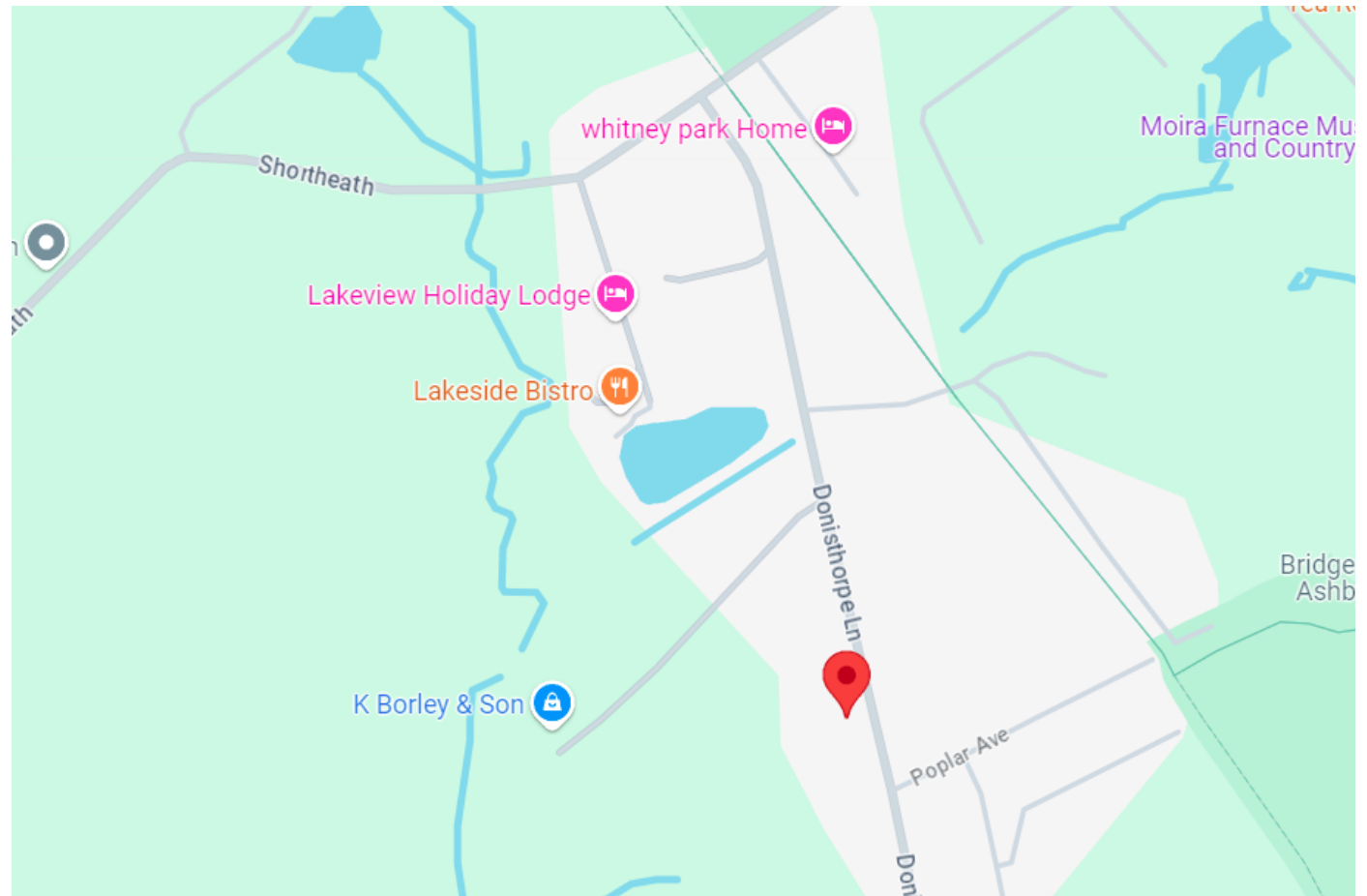


## Location

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

From the front elevation a traditional doorway gives access into an entrance hall, which in turn leads into the first of three reception room, the sitting room. There is a door leading to an inner hallway which opens into a separate dining room with understairs storage cupboard and an opening into dual aspect living room which has French doors leading to the rear garden. Finally to the rear is a spacious light and airy well equipped breakfast kitchen with fitted appliances, tiled flooring, tiled splashbacks and French doors again opening to the rear garden.

## First Floor

A single flight staircase can be accessed from the dining room and leads up to the first floor landing. Doors lead off giving entry into all three bedrooms and the family bathroom. Overlooking the front elevation is a good sized double bedroom and to the rear you will find bedrooms one and two with bedroom one having access into its own en suite shower room. To complete, a four piece family bathroom services the remaining two bedrooms.









## Outside

The property benefits from a block paved driveway to the front elevation providing parking for up to two vehicles. Gated side access leads to the rear of the property which is a particular feature with an extensive non overlooked mature rear garden measuring 130 metres with a terraced patio/seating area. A real gardeners delight,

## Tenure & Possession

The property is freehold with vacant possession being given on completion.

## Agents Note

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

## Features

- Offered to market with no upward chain
- Deceptively spacious garden plot 130 metres long
- Three ground floor reception rooms
- Three bedrooms and family bathroom
- Principal bedroom with en suite shower room
- Off road parking for two vehicles
- Popular National Forest village location
- Easy to maintain front and rear gardens
- Within easy reach of A444 & A42 trunk roads







## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

## 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 gas fired and we are advised that there is not a current broadband provider.

## Local Authority

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

## Council Tax – Band A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Howkins & Harrison

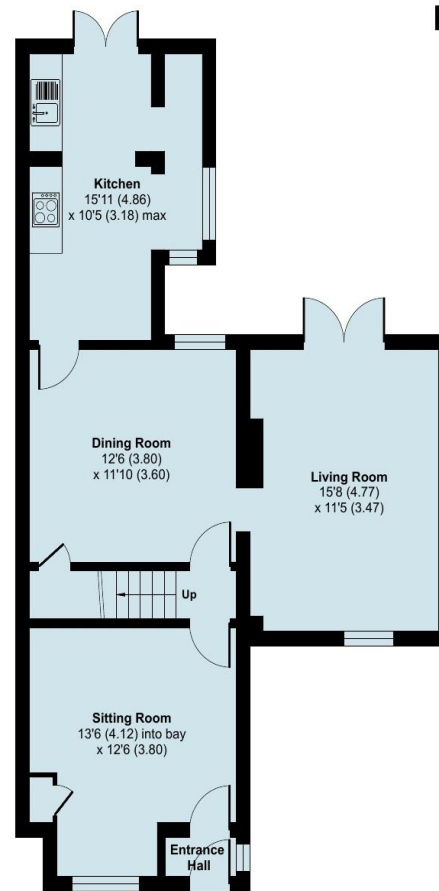
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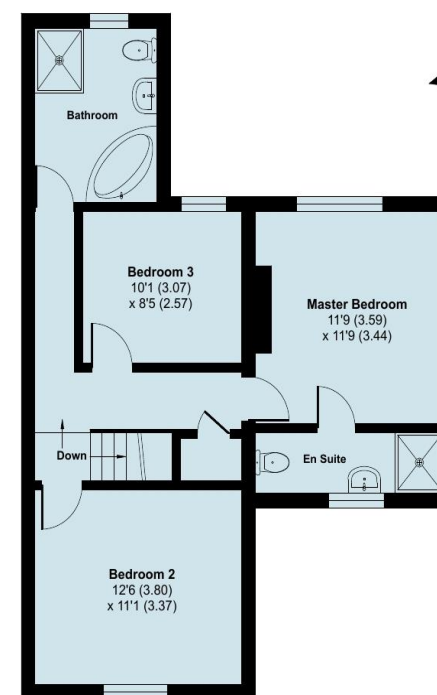
## Donisthorpe Lane, Moira, Swadlincote, DE12

Approximate Area = 1300 sq ft / 120.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Howkins & Harrison. REF: 1270411

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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