



54, Ashby Road Donisthorpe, Derbyshire, DE12 7QG

HOWKINS &  
HARRISON



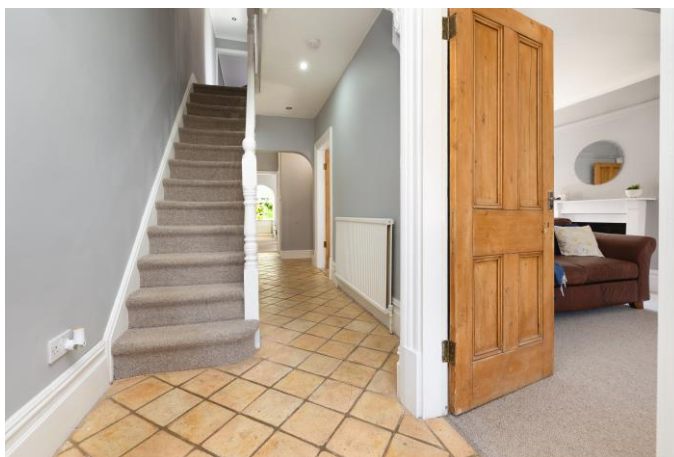
54, Ashby Road,  
Donisthorpe,  
Derbyshire, DE12 7QG

Asking Price: £480,000

Located within the centre of Donisthorpe village, this charming, extended, four bedroom detached home offers an abundance of versatile living space to create the ideal family home.

Boasting in excess of 1,900 sqft of accommodation the property benefits from two good sized reception rooms alongside an open plan kitchen/dining room with garden room attached. To the first floor you will find four bedrooms, all of which are serviced by a modern family bathroom.

Externally the property provides off road parking as well as a good sized single garage but to the rear the property really comes into its own with an expansive plot and private rear gardens.

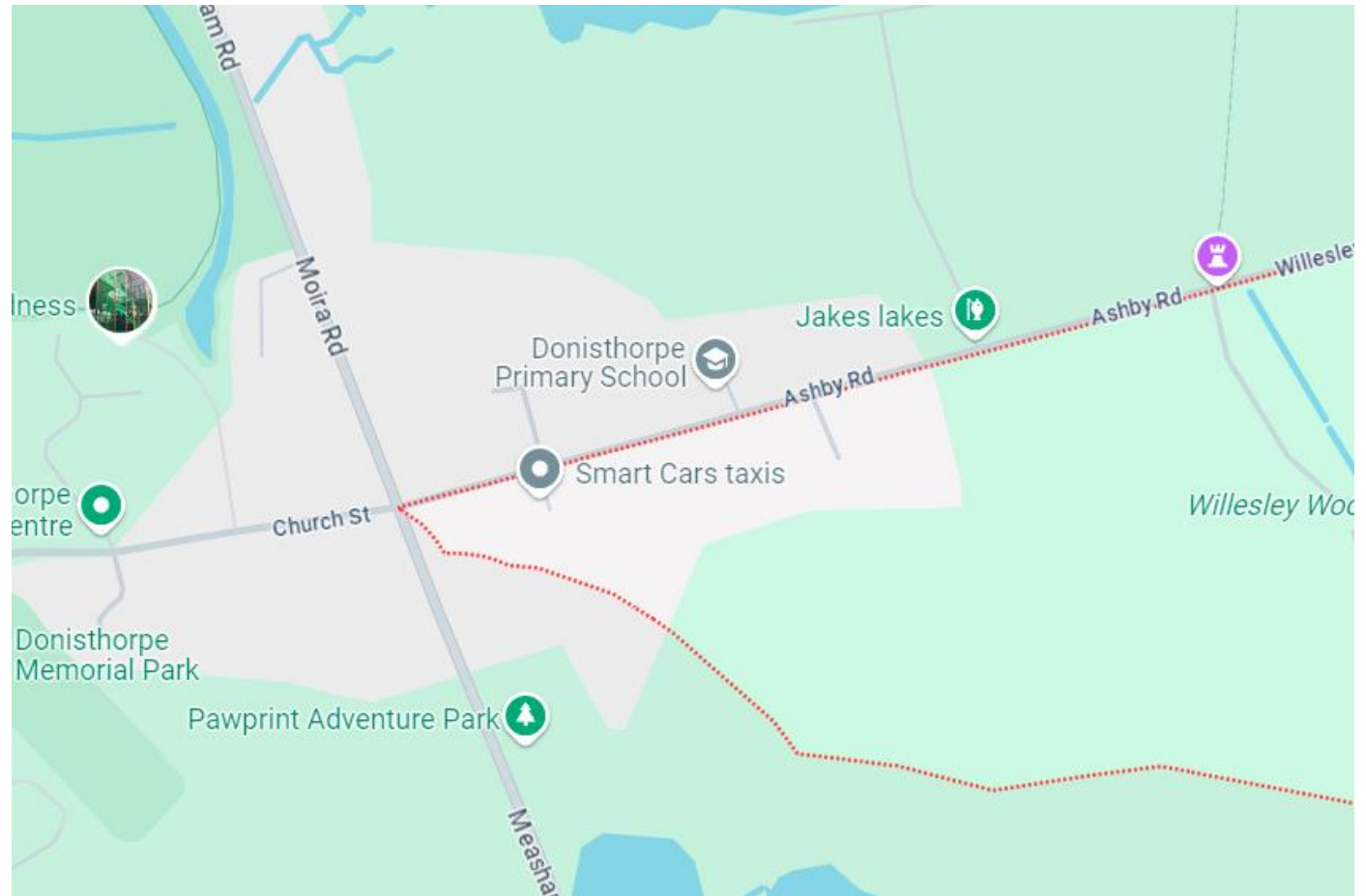


## Location

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 leads into the entrance porch which in turn leads directly into a good sized hallway, staircases lead both up and down allowing access to the first floor and lower into the basement room. Doors lead off from the left and right allowing access two of the three reception rooms that can be found across the ground floor, to the right a bay fronted reception lounge, whilst to the left a flexible reception room that could be used as a formal dining room, study or play room. Continuing down the hallway the property open into the open plan living/kitchen creating the perfect space for modern family living or entertaining. To complete the ground floor you will also find a utility/WC and garden room.

## First Floor

The staircase accessed from the entrance hallway rises onto the first floor landing where doors lead off allowing access into all four bedrooms and the main family bathroom. Bedrooms one, two and three are all generously sized double rooms with bedroom one having the added benefit of views overlooking the rear gardens. Bedroom four is a versatile room that would make a perfect dressing room, home office or nursery. All four bedrooms are serviced via the modern three piece family bathroom.









## Outside

Outside the property benefits from off road parking to the front elevation in the form of a large driveway, an adjoining garage allows space for further parking or storage. Heading round into the rear the property opens up into sizeable rear garden that offers a large private patio area ideal for entertaining alongside extensive mature gardens.

## Tenure & Possession

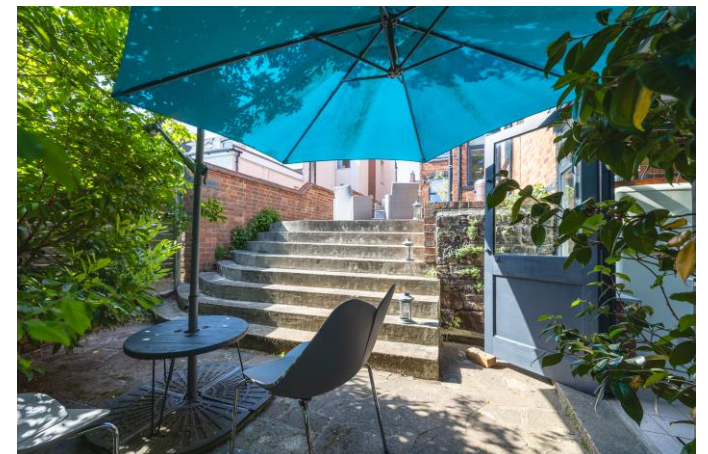
The property is freehold with vacant possession being given on completion

## Agents Note

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

## Features

- Four bedroom, detached family home
- Three versatile reception rooms
- Open plan kitchen/dining room
- Three good sized double bedrooms
- Expansive plot with private rear gardens
- Sought after village location
- Heart of the National Forest
- Close to excellent recreational facilities and commuter links









## 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 oil fired and broadband is connected to the property.

## Local Authority

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

## Council Tax – Band E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		



## 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.



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