



Barklam Close, Donisthorpe



4



2



2

Freehold

£309,950



### Key Features

- Extended Four Bedroomed Detached Family Home
- Quiet Cul de Sac Location
- Spacious Living Room
- Conservatory
- Bedroom With En-Suite
- Three Further Good Sized Bedrooms
- EPC rating E





Offering NO UPWARD CHAIN is this extended four bedroom detached family home is nestled in a quiet cul de sac in a lovely village location, close to the National Forest. The property is in the highly sought-after Ashby De La Zouch School Catchment area, making it an ideal choice for families.

Inside, the home boasts two reception rooms, providing plenty of space for relaxing and entertaining. The open plan lounge and dining area is a good size, perfect for spending time with loved ones. The extended dining kitchen is a standout feature offering ample dining space and a modern feel. Complete with a built-in double oven/grill, dishwasher with further space and plumbing for a washing machine. There is also a conservatory and a cloakroom/w.c.

Upstairs, you will find four well-proportioned bedrooms, including an en-suite shower room and modern three-piece family bathroom which is ideal for a growing family.

Outside, the landscaped rear garden is mainly laid to lawn with fenced boundaries, ensuring privacy and security. The good-sized paved patio is perfect for outdoor dining and entertaining. A garden shed is also included, providing additional storage.

This property also benefits from a single garage and off-road parking for at least three cars.

Located in a quiet cul de sac in a lovely village setting, this home offers the perfect combination of tranquillity and convenience. It is within close proximity to the National Forest, offering beautiful walks and outdoor activities.

Don't miss out on this fantastic opportunity to make this house your home. Get in touch with our Ashby office today to book your private viewing.

The village of Donisthorpe has seen many changes and improvements in recent times. Since the demise of the local colliery, new life has been breathed into the area and quality housing constructed around its perimeter. In spite of progress, the village still retains a certain charm and enjoys close links with Moira and the National Forest and the nearby bustling market town of Ashby-de-la-Zouch about three miles away. The M42 motorway is easily accessible with links through to the M1 and M6 motorways and to all major Midland towns and cities. The Nottingham East Midlands airport can be reached by car within 30 - 40 minutes.

#### ACCOMMODATION

**ENTRANCE HALLWAY**  
1.53x1.47

**CLOAKROOM/DOWNSTAIRS W.C.**  
1.31x0.73

**LOUNGE**  
5.67x3.50

**DINING ROOM**  
2.91x2.55

**EXTENDED KITCHEN DINER**  
5.53x3.73 reducing to 2.90

**CONSERVATORY**  
2.65x2.51

#### FIRST FLOOR ACCOMMODATION

**LANDING**  
2.53x2.19

**BEDROOM ONE**  
4.37x2.39

**EN-SUITE SHOWER ROOM**  
2.21x1.63

**BEDROOM TWO**  
3.40x3.09

**BEDROOM THREE**  
3.09x3.03

**BEDROOM FOUR**  
2.54x2.52

**FAMILY BATHROOM**  
2.50x1.65

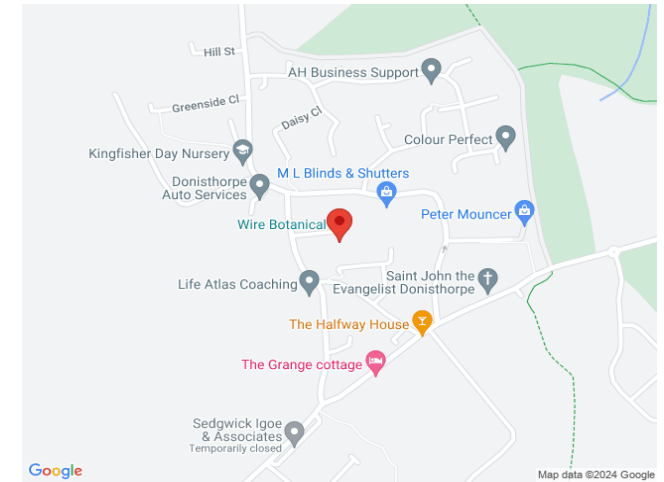
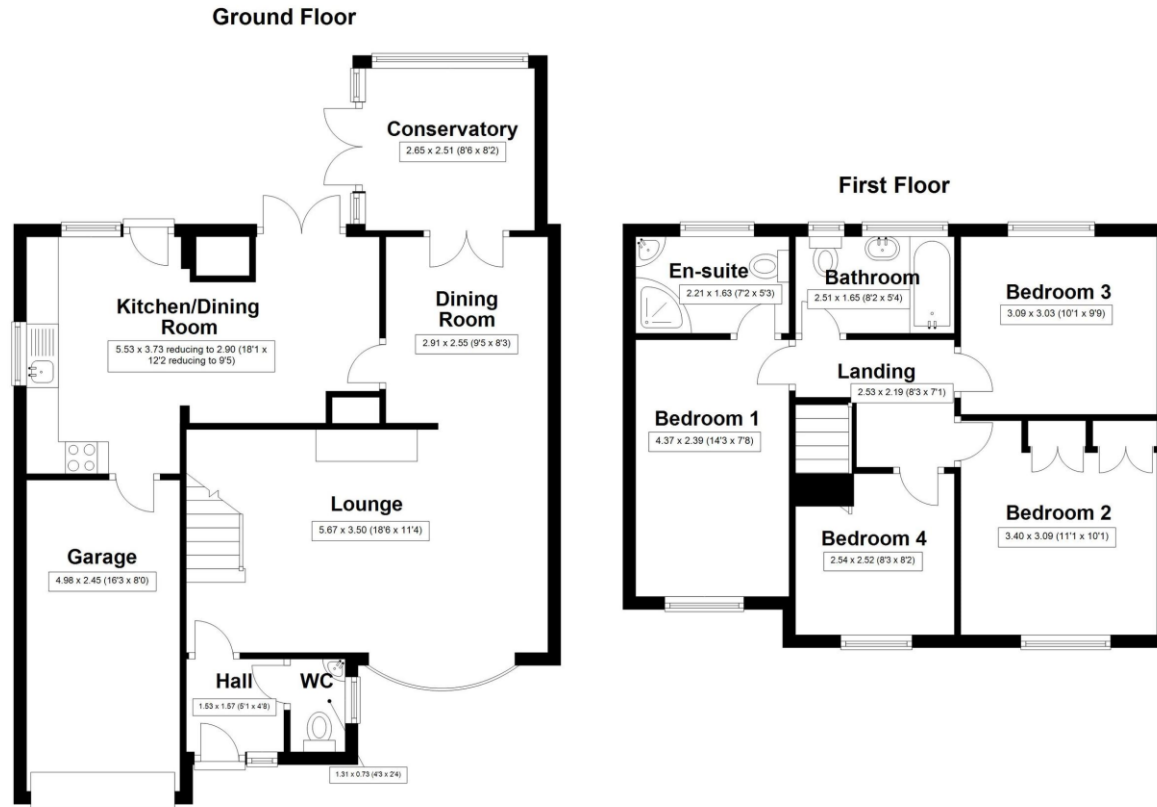
**GARAGE**  
4.98x2.45

**HOW TO GET THERE:-**  
Postcode for sat navs: DE12 7QJ

**COUNCIL TAX BAND:-**  
The property is believed to be in council tax band: C

**PLEASE NOTE:**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

# Floorplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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