



Rawdon Road, Moira



Freehold

£285,000



Key Features

- Three Bedroom Detached Bungalow
- Two Double Bedrooms + Single
- Lounge with Feature Fireplace
- Fitted Kitchen | Conservatory
- Three piece Shower Room
- Close Proximity to the National Forest and Many Trails
- EPC rating A





Welcome to this charming three-bedroom detached bungalow located in the sought-after Moira area. With its freehold status and prime location near the National Forest, Hicks Lodge, and Moira Furnace, this property offers the perfect combination of convenience and natural beauty.

As you step inside, you'll be greeted by an abundance of natural light that fills the spacious rooms. Sold with no upward chain, this home is ready for you to move in and make it your own. The good-sized plot provides ample off-road parking, ensuring convenience for you and your guests.

The bedrooms in this bungalow consist of two double bedrooms and one single bedroom, perfect for your guests. The modern three-piece shower room adds a touch of contemporary elegance to the home.

The fitted kitchen provides ample space for dining and is equipped with everything you need, including space and plumbing for your appliances. The comfortable lounge boasts a feature fireplace and leads to an additional conservatory at the rear, offering a tranquil space to relax and unwind. The entrance hallway leads to the various rooms, providing a practical layout.

Outside, the extensive grounds have been beautifully landscaped, creating a stunning backdrop to the property. With ample off-road parking and suitable hardstanding grounds for a garden shed and greenhouse, this home caters to all your outdoor needs. To complete the package, there is a detached single garage with an electric 'up and over' door and Solar panels in place.

In terms of location, you'll find yourself close to nature, with Sarah's Wood just a stone's throw away. The market town of Ashby de la Zouch is a short drive away, offering a range of amenities and shops, including the Co-op Supermarket. Additionally, the National Forest, Hicks Lodge, and Moira Furnace are all within easy reach. For a night out, the Railway Inn and Rawdon Arms pubs are just around the corner.

Don't miss out on the opportunity to make this wonderful bungalow your own. Contact our dedicated Ashby team today to secure your private viewing.

ACCOMMODATION

ENTRANCE HALLWAY

LIVING ROOM
4.82x3.32

CONSERVATORY
3.58x2.45

KITCHEN
3.30x3.01

BEDROOM ONE
3.90x3.29

BEDROOM TWO
3.00x2.79

BEDROOM THREE
2.44x2.06

SHOWER ROOM
3.27x1.59

DETACHED SINGLE GARAGE
5.19x2.61

SOLAR PANEL LEASE

Greenspace lease the roof area, a 25 year lease starting from 10th September 2015.

HOW TO GET THERE

Postcode for sat navs: DE12 6DQ

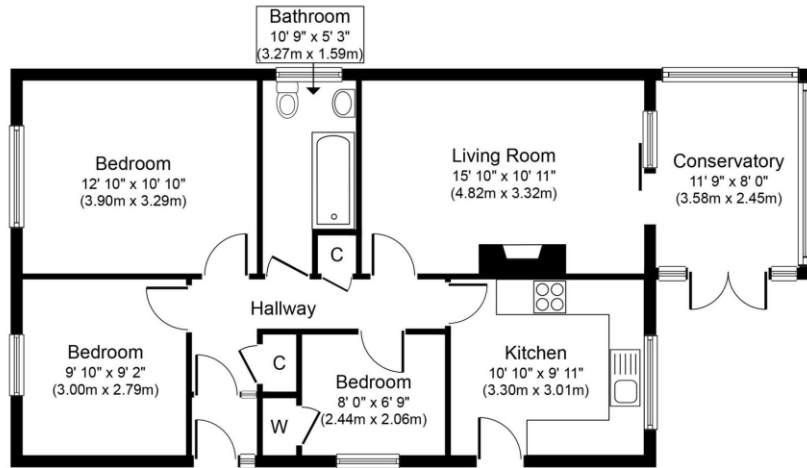
COUNCIL TAX BAND

The property is believed to be in council tax band: C

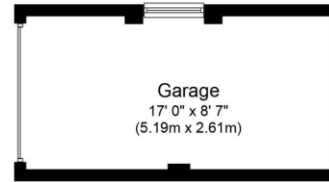
PLEASE NOTE

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Floorplan



Ground Floor
Approximate Floor Area
821 sq. ft.
(76.2 sq. m.)



Garage
Approximate Floor Area
146 sq. ft.
(13.5 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		99
(81-91)	B	93	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Newton Fallowell Ashby-de-la-Zouch and Melbourne

01530 414666
ashby@newtonfallowell.co.uk