



Brambly Close, Donisthorpe

 3  2  1

Freehold

£270,000



### Key Features

- Modern Three Bedroom Semi Detached
- Small Development Built By Bellway Homes
- Quiet Cul-De-Sac Location
- Lounge
- Claokroom/W.C.
- Stylish Kitchen/Diner
- EPC rating B





Welcome to this modern, three bedroom semi-detached home located in the charming Donisthorpe village. Built by Bellway Homes, this property is situated within a small development near the stunning National Forest.

As you step inside, you will be greeted by an abundance of natural light and tasteful decor throughout. The modern layout includes a spacious kitchen/diner, perfect for entertaining guests. The property is sold with no upward chain, making it an ideal opportunity for first-time buyers or those looking to downsize.

Upstairs, you will find three well-appointed bedrooms, including a master bedroom with an ensuite. The ensuite features a three-piece suite comprising an enclosed shower cubicle, pedestal-mounted hand wash basin, and dual flush toilet. The family bathroom also boasts a three-piece suite, complete with a panelled bath with a mains shower over, a wash hand basin, and a W/C. The tiled splashbacks and oak effect flooring add a touch of elegance.

The kitchen is a true highlight of this home, featuring a wide range of wall, drawer, and base units with complementary roll edge work surfaces. The integrated appliances include an electric oven, gas hob, extractor hood, dishwasher and fridge/freezer. With ample space for dining, the French doors open out to the landscaped low maintenance garden.

Outside, the paved patio and fenced boundaries create a private and inviting outdoor space. The property also offers parking for two cars, ensuring convenience for homeowners and their guests.

Located in Donisthorpe village, this home offers easy access to a range of amenities. The nearest pub, The Halfway House, is just a short stroll away. Nature enthusiasts will appreciate the nearby National Forest and the Moira Canal & Hicks Cycle Lodge. For commuters, the property benefits from great links to major road networks. Families will also appreciate the proximity to Donisthorpe Primary School.

Don't miss your chance to view this stunning home. Contact our Ashby team today to secure your private viewing.



## ACCOMMODATION

### ENTRANCE HALLWAY

### CLOAKROOM/W.C.

### LIVING ROOM 4.27 x 3.47

### KITCHEN DINER 4.56 x 3.29

## FIRST FLOOR ACCOMMODATION

### BEDROOM ONE 3.71 x 3.35

### EN-SUITE SHOWER ROOM

### BEDROOM TWO 3.12 x 2.25

### BEDROOM THREE 2.22 x 2.10

### FAMILY BATHROOM

### COUNCIL TAX BAND:-

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

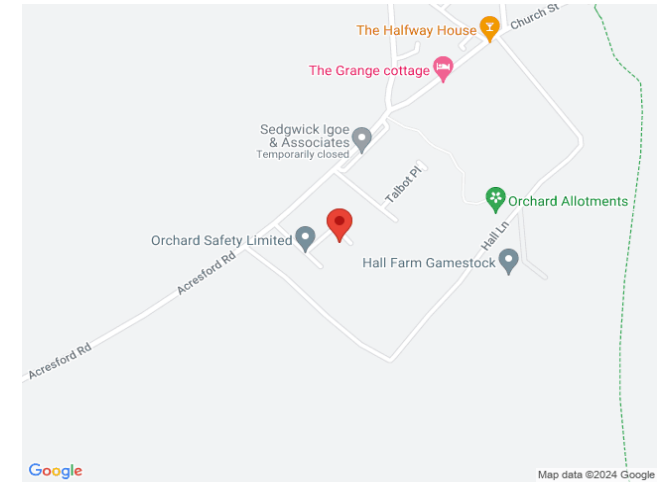
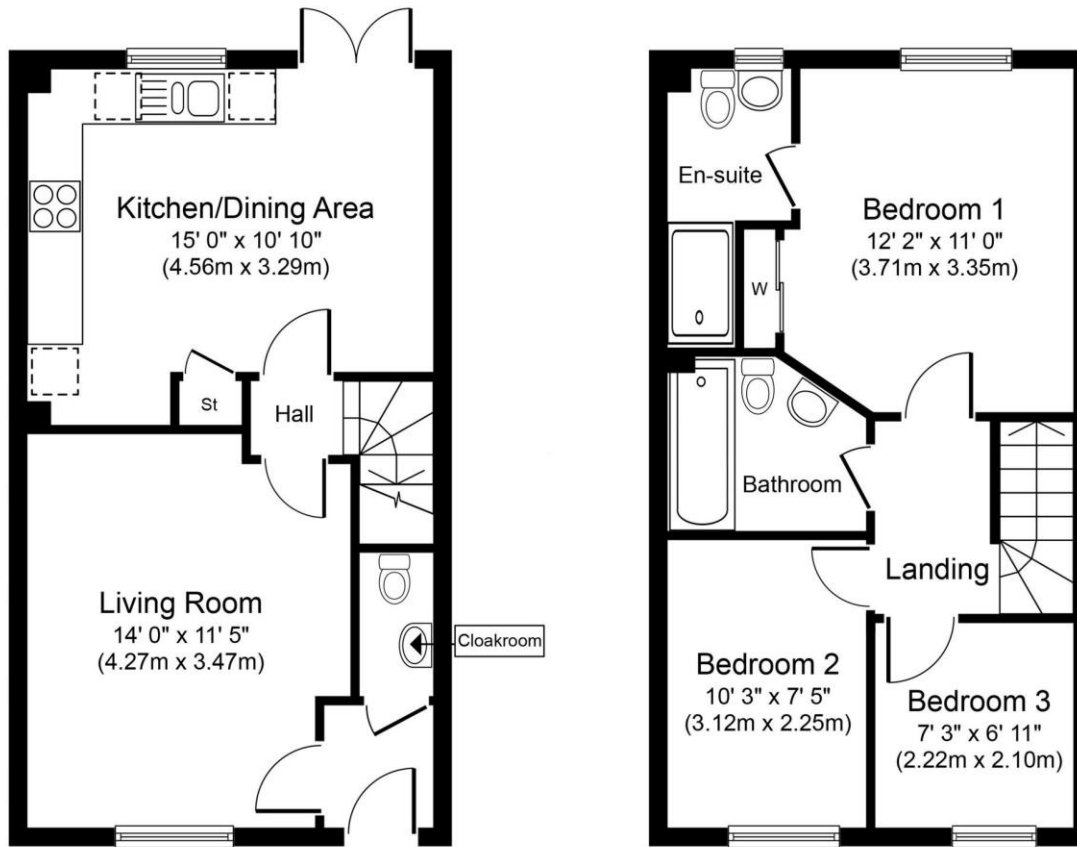
### HOW TO GET THERE:-

Postcode for sat navs: DE12 7FD

### 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>		<b>G7</b>
(81-91)	<b>B</b>	<b>84</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(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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