



Keepers Close, Moira

 3  1  1



Freehold

£225,000



## Key Features

- Three Bedroomed Semi Detached
- Spacious Lounge Diner
- Fitted Kitchen With Pantry
- Three Well Proportioned Bedrooms
- Off Road Parking For 3 Cars
- Private Rear Garden
- EPC rating U





Situated in Moira, this three-bedroom end townhouse offers an excellent opportunity for first-time buyers and investors alike to secure their foothold in the area. With the Hicks Lodge and the National Forest just a short walk away, ample off-road parking and the potential to extend the property further, the possibilities are endless. Also SOLD with NO UPWARD CHAIN!

Embrace the seamless flow of open plan living, where the lounge and dining spaces effortlessly blend together, creating an inviting atmosphere for gatherings. The fitted kitchen complete with a practical pantry cupboard, offers a functional design, perfect for both culinary enthusiasts and casual cooks. The entrance hallway serves as the perfect starting point for all your adventures and memories in your new home.

Featuring three well-proportioned bedrooms complemented by a three-piece family bathroom, offering a refreshing and well-appointed space for relaxing and rejuvenation after a long day. The master bedroom is further enhanced by fitted storage, providing ample space for storing all your belongings and necessities.

This property offers ample off-road parking, as well as lovely front and rear gardens, mainly laid to lawn. There is further potential to extend to the side and a raised timber deck patio area making it the perfect place to relax and enjoy.

MOIRA is a small village within two miles of the bustling market town of Ashby-de-la-Zouch. The National Forest is easily accessible and provides many pleasant walks for visitors and local residents. The heart of the forest is the Conkers Visitors' Centre which offers woodland walks and is a useful source of information on the local flora and fauna, and past history of the area.

#### ACCOMMODATION

**ENTRANCE HALLWAY**  
1.31x1.02

**LOUNGE DINER**  
7.51 reducing to 4.24x3.38

**FITTED KITCHEN**  
3.20x2.16

#### FIRST FLOOR ACCOMMODATION

**LANDING**  
3.06x1.92

**BEDROOM ONE**  
3.55x2.33

**BEDROOM TWO**  
3.21x2.08

**BEDROOM THREE**  
2.18x2.13

**THREE PIECE BATHROOM**  
2.17x1.88

**HOW TO GET THERE**  
Postcode for sat navs: DE12 6DB

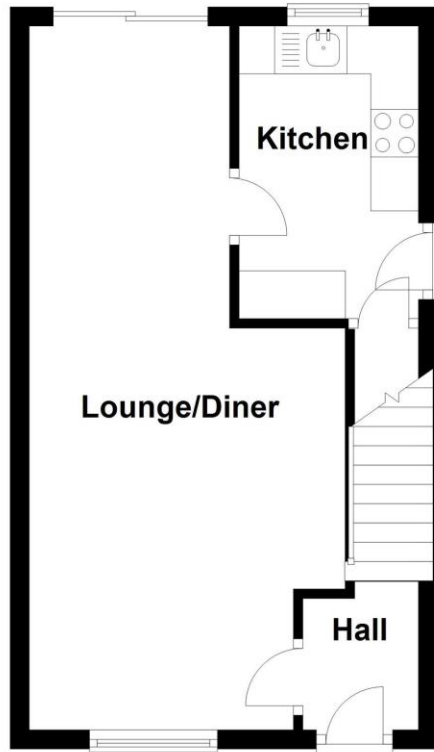
**COUNCIL TAX BAND**  
The property is believed to be in council tax band: B

#### PLEASE NOTE

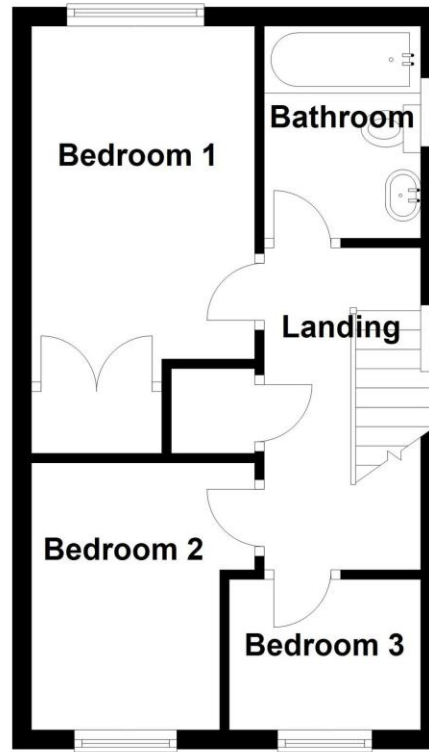
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# Floorplan

## Ground Floor



## First Floor



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