



New Street, Donisthorpe

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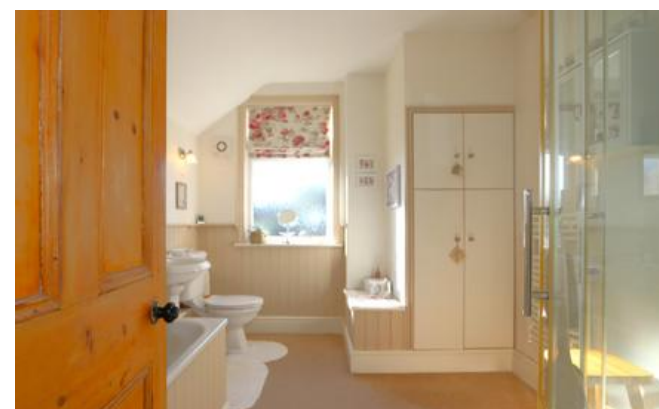
Freehold

£285,000



### Key Features

- Charming Two Bedroom Edwardian Detached Home
- Blending Traditional Features with Modern Upgrades
- Snug Lounge + Burner
- Formal Dining Room
- Generous Refitted Breakfast Kitchen
- Two Double Bedrooms
- EPC rating TBC | No Upward Chain





Welcome to Lombard Cottage, a captivating Edwardian detached home nestled in the heart of Donisthorpe. This beautifully renovated two-bedroom residence seamlessly combines traditional charm with modern efficiencies, boasting external wall insulation and solar panels for sustainable living. The Solar panels are currently on a FITS scheme.

As you step inside, you're greeted by a charming porch leading to a hallway adorned with the original Minton tiled floor. The ground floor offers two inviting reception rooms: a grand dining room with a Victorian fireplace and high ceilings, and a cozy sitting room featuring a multifuel burner, both exuding warmth and character. The spacious breakfast kitchen dazzles with oak cottage-style cabinets, maple worktops, and a Rangemaster oven. A convenient cloakroom/W.C completes this level.

Upstairs, two generous double bedrooms and a luxurious four-piece bathroom await. Additionally, an insulated loft with Velux rooflights provides versatile space and further potential to create extra living space.

Step outside to enjoy the sun-filled south-facing cottage style garden with a patio, vibrant shrubs, a miniature woodland and shared driveway. A perfect retreat nestled within the National Forest area—embrace a serene village lifestyle today!

The village of Donisthorpe, located within the National Forest area, offers a perfect blend of tranquil rural living and convenient access to modern amenities. This enchanting location provides a picturesque setting, with plenty of green space and walking trails for those who love the outdoors. The National Forest itself is a testament to the region's commitment to conservation and sustainability, offering numerous attractions and activities such as woodland walks, cycling routes, and wildlife spotting — an ideal environment for nature enthusiasts and families alike.

Being part of the Leicestershire county, Donisthorpe enjoys a strategic position with excellent transport links, facilitating easy commutes to nearby cities. The village is conveniently close to the A42, providing direct routes to larger hubs like Birmingham and Leicester, making it a desirable location for professionals seeking a serene residence without sacrificing connectivity. Public transport services are also available, ensuring hassle-free travel for residents.

The community in Donisthorpe is known for its welcoming and friendly atmosphere. Local amenities include a traditional pub that offer a taste of the local lifestyle. The nearby town of Swadlincote and Ashby expand these options, offering larger supermarkets, leisure facilities, and a variety of dining venues. Additionally, the area boasts several reputable primary and secondary schools, making it a great location for families prioritizing quality education.

For those interested in history and culture, the surrounding areas are rich with heritage sites and attractions. Nearby, the Conkers Discovery Centre offers interactive exhibits and a plethora of nature-based activities, while the historic Moira Furnace and canal provides an insight into the area's industrial past. Festivals and events often take place throughout the year, reflecting the vibrant community spirit and providing entertainment for all age groups.

## ACCOMMODATION

### ENTRANCE HALLWAY

3.74m x 0.92m (12'4" x 3'0")

### BAY FRONTED DINING ROOM

3.59m x 3.52m (11'10" x 11'6")

### SITTING ROOM

3.81m x 3.59m (12'6" x 11'10")

### BREAKFAST KITCHEN

4.82m x 2.47m (15'10" x 8'1")

### W.C.

1.5m x 0.92m (4'11" x 3'0")

## FIRST FLOOR ACCOMMODATION

### LANDING

3.82m x 1.85m (12'6" x 6'1")

### BEDROOM ONE

4.63m x 3m (15'2" x 9'10")

### BEDROOM TWO

3.82m x 2.73m (12'6" x 9'0")

### FOUR PIECE FAMILY BATHROOM

3.15m x 2.51m (10'4" x 8'2")

### LOFT ROOM

4.66m x 4.83m (15'4" x 15'10")

### COUNCIL TAX BAND:-

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

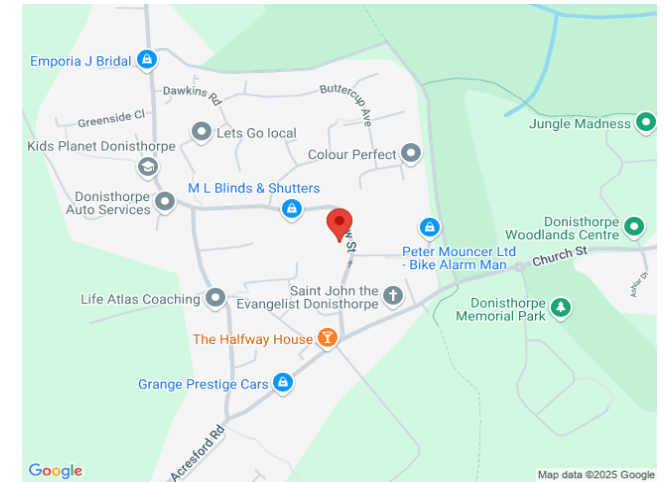
### HOW TO GET THERE:-

Postcode for sat navs: DE12 7PG

### 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



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