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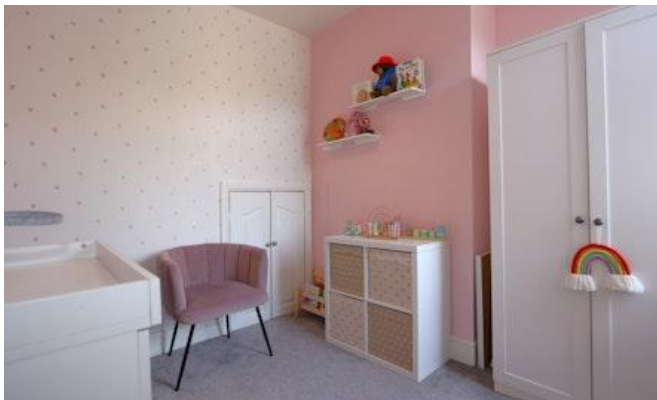
£195,000



Key Features

- Three Bedroom Traditional Terrace
- Well Presented Accommodation Throughout
- Converted Loft Space
- Sitting Room + Separate Dining Room
- Recently Refitted Kitchen
- Three Double Bedrooms
- EPC rating U





Welcome to Moira Road, a charming blend of traditional allure and modern comfort nestled in the heart of Donisthorpe village, conveniently placed near the National Forest and just a short drive to Ashby. Ideal for first-time buyers, this beautifully maintained three-bedroom terrace house offers a serene retreat yet remains close to local amenities.

Step inside to discover a lovingly updated interior, where a cozy living room invites relaxation, and a separate dining room with an elegant feature fireplace sets the scene for memorable gatherings. The recently refitted kitchen boasts shaker-style cabinets, oak countertops, and space for all your modern appliances, offering both functionality and style.

Upstairs, you'll find a large master bedroom with a storage cupboard, a second bedroom, and a stylish bathroom. A cleverly converted loft provides a versatile third bedroom.



Outside, indulge in a lush back garden complete with multiple entertaining spaces, a brick patio, a fire pit, and extensive greenery perfect for weekend BBQs or quiet evenings under the stars. Don't miss the chance to make this delightful home your own—schedule your viewing today!

Donisthorpe is a charming village nestled in the heart of the National Forest, offering a picturesque environment that blends both nature and community spirit. This location provides residents with a unique opportunity to enjoy an extensive network of walking and cycling trails right on their doorstep, making it ideal for outdoor enthusiasts. The village itself boasts a friendly atmosphere, where community events and gatherings are a regular occurrence, fostering a close-knit neighbourhood feel that is perfect for families and individuals alike.

Positioned just a short drive from the historic market town of Ashby-de-la-Zouch, Donisthorpe benefits from easy access to a wide range of amenities. Ashby offers a variety of shops, restaurants, and cafes, including popular high street names and independent local businesses, as well as excellent educational facilities and healthcare services. Its vibrant social scene is highlighted by numerous festivals and events throughout the year, providing ample opportunities for entertainment and community involvement.

Transport links are superb, with convenient road connections to major cities in the Midlands. The A42 and A511 motorways are within close reach, offering swift access to Leicester, Derby, and Birmingham, making Donisthorpe an attractive option for commuters. Public transport options are also available, with regular bus services to nearby towns and a train station in Ashby, providing further commuting possibilities.

For those with families, Donisthorpe is perfectly situated to take advantage of a variety of schooling options. The village and surrounding area offer primary and secondary schools that are well-regarded, ensuring quality educational opportunities for children of all ages. Additionally, community amenities such as parks and recreational facilities cater to all interests, contributing to a balanced and fulfilling lifestyle.



ACCOMMODATION

SEPARATE DINING ROOM
4.27m x 3.67m (14'0" x 12'0")

SITTING ROOM
3.66m x 3.64m (12'0" x 11'11")

REFITTED KITCHEN
3.73m x 2.26m (12'2" x 7'5")

FIRST FLOOR ACCOMMODATION

BEDROOM ONE
3.67m x 3.33m (12'0" x 10'11")

BEDROOM TWO
2.72m x 2.71m (8'11" x 8'11")

FAMILY BATHROOM
2.69m x 2.25m (8'10" x 7'5")

SECOND FLOOR ACCOMMODATION

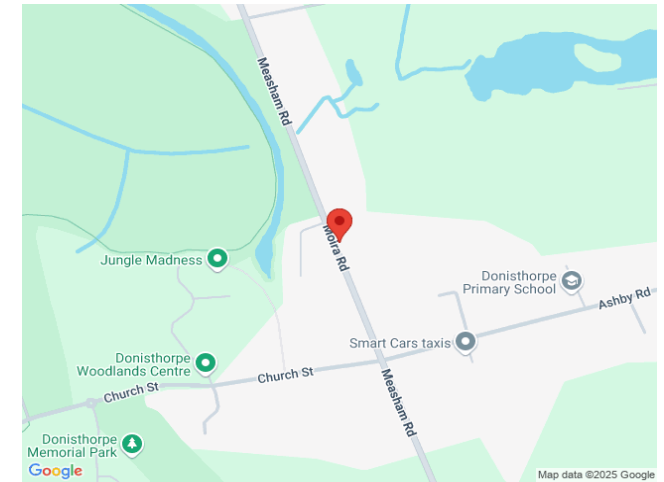
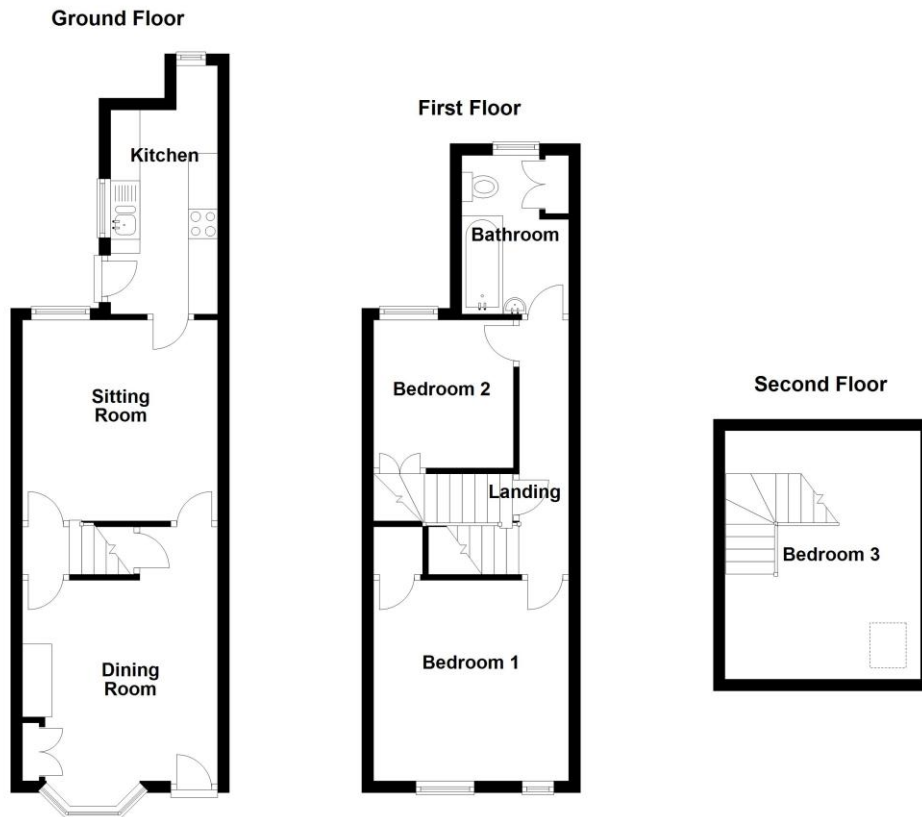
LOFT CONVERSION BEDROOM THREE
5.03m x 3.6m (16'6" x 11'10")

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

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

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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