



Barklam Close, Donisthorpe

 3  1  2

£260,000



Key Features

- Inviting Semi-Detached Home in the Charming Village Location
- Surrounded by the Beautiful National Forest
- Spacious Lounge
- Refitted Breakfast Kitchen + Dining Room
- Utility Room
- Three Bedrooms | Ideal for First-Time Buyers
- EPC rating E





Welcome to Barklam Close, an inviting semi-detached home nestled in the charming village of Donisthorpe. Perfectly positioned within the beautiful National Forest, this delightful property offers both rural tranquillity and excellent commuting links via the M42, with proximity to local amenities and East Midlands Airport. Ideal for first-time buyers, this home effortlessly combines modern living with cosy charm.

Step inside to a welcoming entrance porch leading to a light-filled lounge, complimented by a stylish electric fireplace, perfect for cosy evenings. The modern kitchen impresses with its sleek shaker cabinets, marble-effect worktops, and integrated appliances, seamlessly flowing into a comfortable dining area and conservatory. The ground floor also includes a utility room with convenient access to the garage and garden.

Upstairs, discover three generously sized bedrooms, with the principal bedroom offering ample storage space. A well-appointed bathroom completes this floor.

Outside, enjoy a thoughtfully landscaped garden with a summer house for relaxing retreats, and a resin-bonded driveway offering convenient parking. Embrace the best of village life at Barklam Close, where comfort and convenience await. Contact our Ashbhy team for more details, and make this charming residence your new home today.

Donisthorpe is a quaint village nestled in the heart of the National Forest, providing a perfect blend of tranquil countryside living with convenient access to modern amenities. Surrounded by lush woodland and a network of rural trails, it is an ideal location for those who enjoy outdoor activities like walking, cycling, and exploring nature. The National Forest not only enhances the scenic beauty of the area but also offers a sense of community involvement with conservation efforts and outdoor events.

The village boasts a range of local amenities, contributing to a strong community atmosphere. At its heart is a well-regarded primary school, making it an attractive area for families. Residents also enjoy the cosy ambiance of the village pub and have access to essential shops for everyday needs. The community spirit is reflected in local events and gatherings, further enriching the living experience in Donisthorpe.

Proximity to the nearby market town of Ashby-de-la-Zouch adds another layer of convenience and variety. This charming town, just a short drive away, offers a wider selection of shops, from high street favourites to unique independent boutiques. The dining scene is diverse, featuring quaint cafes and fine restaurants, which make Ashby-de-la-Zouch a popular destination for both locals and visitors seeking a touch of culinary delight.

Donisthorpe is also exceptionally well-connected for those needing to commute or explore further afield. The M42 is easily accessible, providing efficient links to nearby cities and towns, while East Midlands Airport is conveniently reachable for travel farther afield. This impressive connectivity makes Donisthorpe not just an idyllic village for relaxation but also a practical choice for those with diverse lifestyle needs.

ACCOMMODATION

ENTRANCE HALL

LOUNGE 4.26m x 4.15m (14'0" x 13'7")

BREAKFAST KITCHEN 4.26m x 2.67m (14'0" x 8'10")

DINING ROOM 3.46m x 2m (11'5" x 6'7")

UTILITY ROOM 2.19m x 2.01m (7'2" x 6'7")

CONSERVATORY 2.39m x 1.8m (7'10" x 5'11")

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 4.05m x 2.34m (13'4" x 7'8")

BEDROOM TWO 2.77m x 2.34m (9'1" x 7'8")

BEDROOM THREE 3.65m x 1.82m (12'0" x 6'0")

THREE PIECE BATHROOM 1.86m x 1.82m (6'1" x 6'0")

GARAGE 3.84m x 2.19m (12'7" x 7'2")

SUMMER HOUSE 4.1m x 2.02m (13'6" x 6'7")

COUNCIL TAX BAND:-

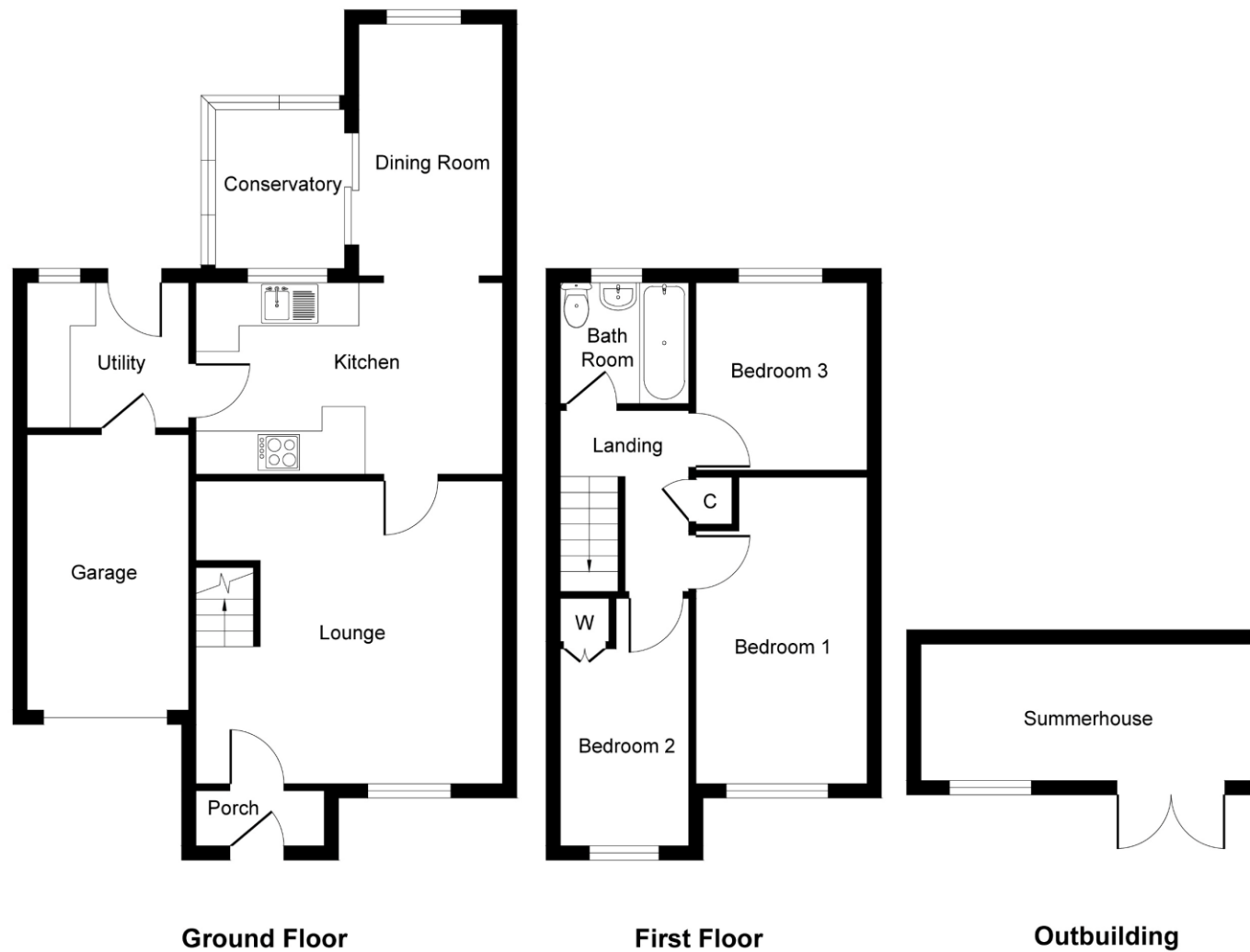
The property is believed to be in council tax band: B

HOW TO GET THERE:-

Postcode for sat navs: DE12 7QJ

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.



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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		