



Donisthorpe Lane  
Moirá SWADLINCOTE





# Donisthorpe Lane Moira SWADLINCOTE DE12 6BB

for sale offers over  
**£325,000**



## Property Description

Burchell Edwards are delighted to market this exquisite 3 Bedroom Detached family home. The property is situated on a lovely road in the Moira area. The property greets you with a spacious driveway providing off road parking and a well maintained lawn area. The property itself is finished to a superb standard and boasts a spacious downstairs comprising of: a wonderful living room to the front of the property, an additional reception room to the rear of the property, a spacious kitchen leading to a dining room and a separate study/office. On the first floor the property is 3 beautiful bedrooms and a family bathroom. Outside to the rear is an enclosed, tiered garden of a great size. This includes a slabbed paving area and a large lawn area.

## Entrance Hallway

Wooden flooring and central heating radiator.

## Study

9' 9" x 8' ( 2.97m x 2.44m )

Window to front elevation, central heating radiator and carpet.

## Lounge

11' 11" plus bay x 11' 11" max ( 3.63m plus bay x 3.63m max )

Window to front elevation, central heating radiator and carpet.

## Dining Room

11' 11" x 11' 7" max ( 3.63m x 3.53m max )

Window to rear elevation, central heating radiator and carpet.

## Reception Room

15' 10" x 10' 11" max ( 4.83m x 3.33m max )

Sliding doors to rear elevation, central heating radiator and carpet.

## Kitchen

12' 5" x 6' 11" max ( 3.78m x 2.11m max )

Window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit,

integrated oven and hob, space and plumbing for washing machine, wooden flooring and door to side access.

## Landing

Window to side elevation, loft access via hatch and carpet.

## Bedroom One

10' plus wardrobe x 12' ( 3.05m plus wardrobe x 3.66m )

Window to rear elevation, central heating radiator, carpet and integrated wardrobes.

## Bedroom Two

11' 11" x 8' 9" plus wardrobe ( 3.63m x 2.67m plus wardrobe )

Window to front elevation, central heating radiator, carpet and integrated wardrobes.

## Bedroom Three

8' 1" max x 7' 10" ( 2.46m max x 2.39m )

Window to front elevation, central heating radiator, carpet and integrated wardrobes.

## Bathroom

Window to rear elevation, W.C, wash hand basin, shower over bath, central heating radiator, wooden flooring and storage cupboard housing central heating boiler.

## Front Garden

Driveway providing off road parking for four vehicles.

## Rear Garden

Slabbed paving area and large laid to lawn.













**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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**EPC Rating: D**

**Tenure: Freehold**

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**Property Ref: BUT210257 - 0003**