

# Rawdon Road

Moira, Swadlincote, DE12 6DQ



This beautifully maintained two-bedroom home offers stylish and practical living across two floors, ideally suited for first-time buyers, downsizers, or investors. Set in a peaceful location with south-westerly gardens, modern interiors, and off-road parking, the property blends comfort and convenience.

Offers in excess of £175,000

John German

The entrance door opens into a bright, front-facing lounge with staircase rising to the first floor and a useful under-stairs storage cupboard. Laminate flooring runs throughout the space, enhancing the light, airy feel. The well-appointed kitchen features a range of shaker-style wall and base cabinets arranged across three sides, complemented by roll-top work surfaces. Integrated appliances include a ceramic hob with hood and oven, dishwasher, and a dedicated cupboard housing space and plumbing for a washing machine, with shelving and storage above. Flowing from the kitchen, the conservatory provides a versatile space ideal for a dining area or additional sitting room, with French doors opening out to the rear garden.

The first floor hosts two generous double bedrooms. The master bedroom is a spacious king-size featuring bespoke mirrored wardrobes with sliding doors and a Rointe app-controlled electric radiator. The second bedroom is also a double, with fitted wardrobes, matching radiator, and a rear-facing UPVC window overlooking the leafy, south-westerly garden. The well-appointed family bathroom includes bath, WC and pedestal wash basin with attractive tiling to both areas.

To the front, the property offers two designated side-by-side off-road parking spaces. The sunny rear garden features a decked patio area, well-maintained lawn, and gated pedestrian access, with a tranquil wooded backdrop offering both privacy and greenery.

Moira village lies approximately two and a half miles west of Ashby de la Zouch, a popular market town offering a range of local facilities and amenities. The village is home to the National Forest Visitor's Centre with associated walks, bridle paths and Hicks Lodge Cycle Centre. The village boasts a local supermarket, public houses, modern village hall and primary school. In addition to the National Forest there is a new Youth Hostel and associated camping field, together with Moira Canal and Sarah's Wood (part of a historic visitor's centre). For those seeking leisure and education, the Conkers Discovery Centre, located nearby, provides interactive exhibits and adventure play areas suitable for families. The village is well connected to nearby transport routes, making it a convenient base for commuting while enjoying a rural lifestyle.

**Agents notes:** There is no mains gas. There are restrictive covenants appertaining to this property, a copy of the Land Registry Title is available to view on request.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Electric

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band A

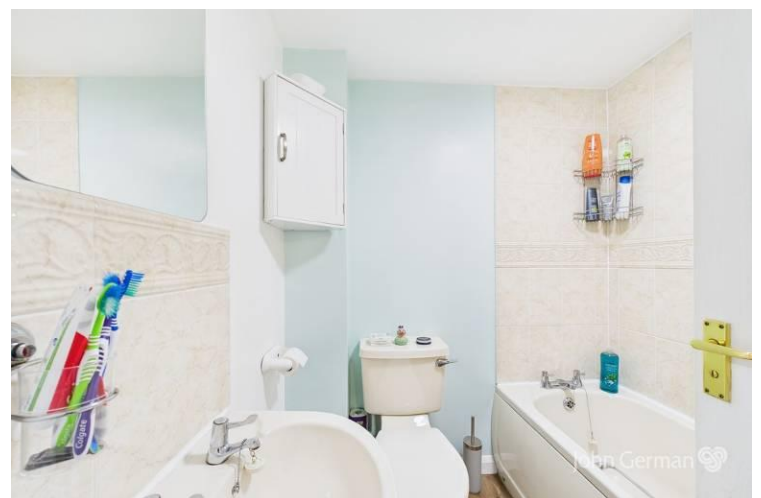
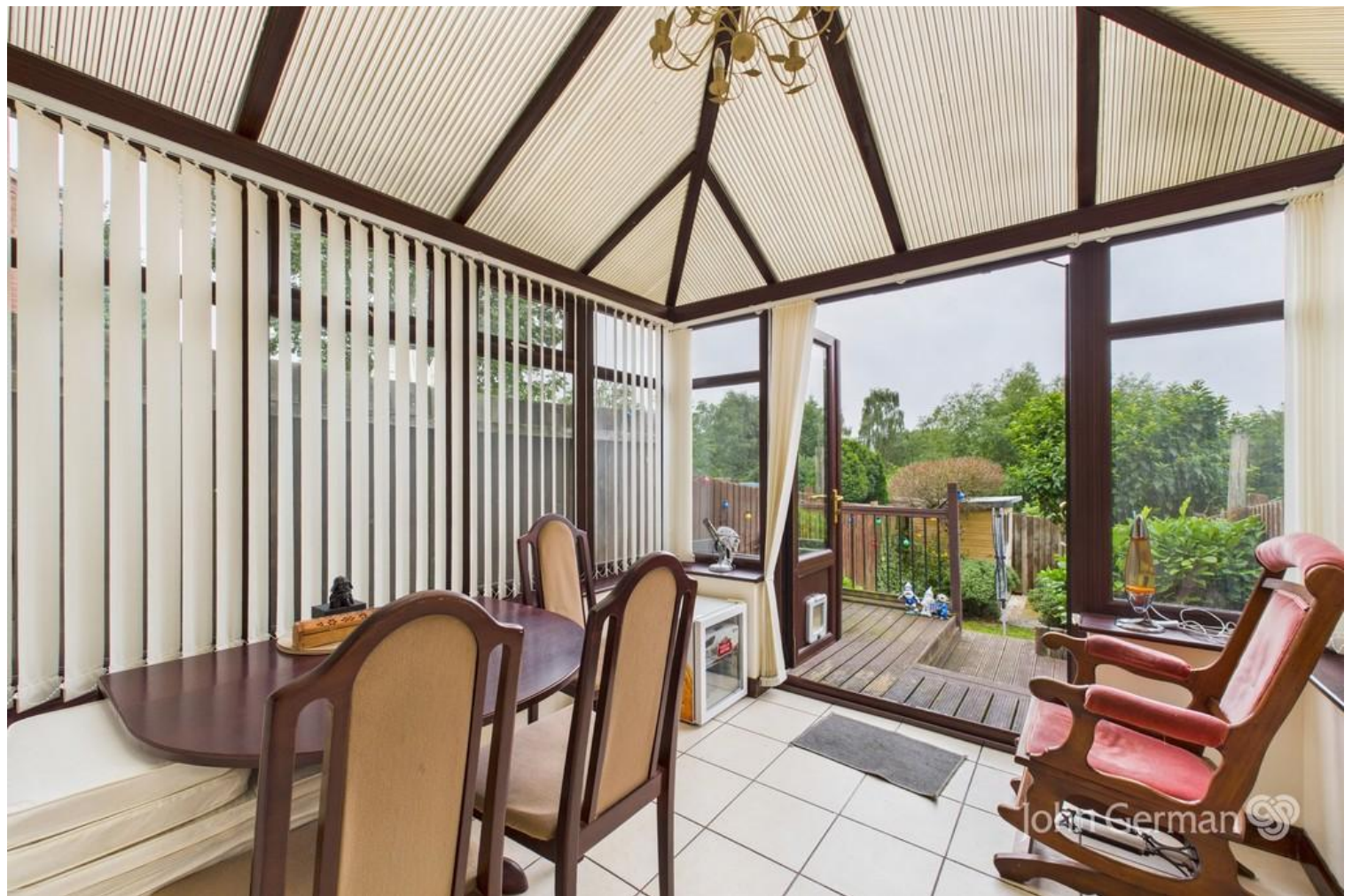
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/21072025

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 92 A      |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 58 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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## Agents' Notes

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## Referral Fees

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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