## Measham Road Donisthorpe, DE12 7QQ





Delightful mid-terrace in popular Donisthorpe village, featuring period features, two double bedrooms, two bathrooms, contemporary kitchen and around 300ft long rear garden with summer house – a true family retreat.

£170,000





Nestled close to open countryside and scenic country walks, this charming midterrace property offers a wealth of character alongside modern conveniences. The home benefits from a gas central heating system, UPVC double-glazed windows, two generously proportioned double bedrooms, a refitted bathroom, two reception rooms, a modern kitchen, and a convenient ground-floor shower room. One of the standout features is the fabulous rear garden, extending to over 300 feet, creating a peaceful outdoor retreat.

On the ground floor, there are two versatile reception rooms. The front reception (sitting room) features a UPVC entrance door, window to the front, and a feature open fireplace with cast iron insert, tiled cheeks, and a period-style wooden surround. Built-in alcove shelving and storage cabinets flank the chimney breast, adding both charm and practicality. Adjacent to the sitting room is a dining room with an understair cupboard, a window overlooking the rear garden, and the staircase leading to the first floor, offering a versatile space for family dining or entertaining.

The long galley-style kitchen is fitted with contemporary high-gloss base and wall cabinets, under-cabinet lighting, and complementary roll-top works urfaces. It includes an induction hob with extractor above, oven, double sink with mixer tap, space for a washing machine and fridge freezer, and connecting access to a handy ground-floor shower room with WC, wash hand basin, and quadrant shower with rainfall head.

Upstairs, the first floor hosts two well-proportioned double bedrooms. Bedroom two is at the front and benefits from a built-in cupboard and loft access via a ladder, while bedroom one features a decorative period fireplace, built-in storage, and an en-suite bathroom with a large feature bath, vanity basin, WC, and a window overlooking the rear garden.

Step outside to a sunny patio area, leading to the extensive lawn garden stretching approximately 300 feet, complete with a summer house at the farend —a serene spot for relaxing or entertaining. The property also offers gated side access for bins or storage.

**Note**: The property has experienced historic structural movement, which resulted in slight slope to some floors adding to the character, these could easily be levelled if you wished to.

**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: Traditional

Parking: On road
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Oil

Coalfield or mining area: Yes

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

Broadband type:

See Ofcom link for speed: <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a>

Mobile signal/coverage: See Ofcom link <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a>
Local Authority/Tax Band: North West Leicestershire District Council / Tax Band A
Useful Websites: <a href="https://www.gov.uk/government/organisations/environment-agency">www.gov.uk/government/organisations/environment-agency</a>
Our Rof: 16 / 15 8 2015

Our Ref: JGA/15082025

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