

Buttercup Avenue

Donisthorpe, Swadlincote, DE12 7RR



An excellent four double bedroom detached family home offering spacious & versatile living accommodation throughout. Featuring three reception rooms, a well-equipped kitchen with utility & cloakroom, four double bedrooms (including an en suite to the principal), & attractive gardens with driveway & double garage. Ideally positioned overlooking a tree-lined play park, it provides the perfect balance of comfort, practicality & family living.

£385,000

John German

Nestled on the edge of the National Forest, Donisthorpe offers the charm of village living with easy access to nearby towns and commuter routes. Residents enjoy a friendly community atmosphere, scenic woodland walks, a well-regarded primary school, and village pub. Perfect for families and professionals alike, Donisthorpe combines countryside tranquillity with modern convenience.

Accommodation

A canopy porch shelters the entrance door, which opens into a wide through reception hallway with stairs leading to the first floor. To the right is the first of three reception rooms - a well-proportioned living room featuring a large bay window overlooking the front garden and the tree-lined play park beyond. A feature fireplace provides an attractive focal point. Double doors connect this space to the formal dining room, which enjoys French doors opening onto the rear garden, creating a perfect flow for entertaining.

The kitchen is fitted with a range of oak-fronted base and wall cabinets, arranged along two sides of the room, and complemented by roll-top work surfaces. It incorporates a stainless steel one-and-a-half sink with mixer tap, a four-ring gas hob with extractor above, and an eye-level oven and grill. There is space for a dishwasher, further appliance space, and room for a breakfast table. Adjacent to the kitchen is the utility room, offering additional storage, two appliance spaces, a wall-mounted gas central heating boiler, and a half-glazed door leading to the rear garden. Off the utility is a guest cloakroom with WC and wash hand basin.

First Floor

A galleried landing gives access to four double bedrooms, all of which include fitted wardrobes. The principal bedroom is particularly generous, enjoying a pleasant front aspect and a private en suite shower room fitted with a pedestal wash hand basin, WC, and enclosed shower. The remaining bedrooms are served by a large family bathroom featuring a bath, pedestal wash hand basin, WC, and a separate enclosed shower cubicle.

Outside

The property benefits from a double-width driveway leading to an integral double garage. Gated side access opens to the rear garden, which includes a full-width patio area and a large lawned garden, offering an excellent space for outdoor entertaining and family activities.

Agents notes: The property is situated in an ex coal mining area. It is common for property Titles to contain Covenants; 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 & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(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 E

Useful Websites: www.gov.uk/government/organisations/environment-agency
<https://www.gov.uk/check-if-property-is-affected-by-coal-mining>
www.nwleics.gov.uk

Our Ref: JGA/20102025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

aria
propertymark
PROTECTED

naea
propertymark
PROTECTED

The Property
Ombudsman

APPROVED CODE
TRADING STANDARDS UK

John German

63a Market Street, Ashby-De-La-Zouch, Leicestershire,
LE65 1AH

01530 412824

ashbysales@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent