



54, Ashby Road Donisthorpe, Derbyshire, DE12 7QG

HOWKINS &  
HARRISON

54, Ashby Road,  
Donisthorpe,  
Derbyshire, DE12 7QG

Asking Price: £460,000

Located within the centre of Donisthorpe village, this charming and extended four/five-bedroom detached home offers generous and versatile accommodation, ideal for modern family living.

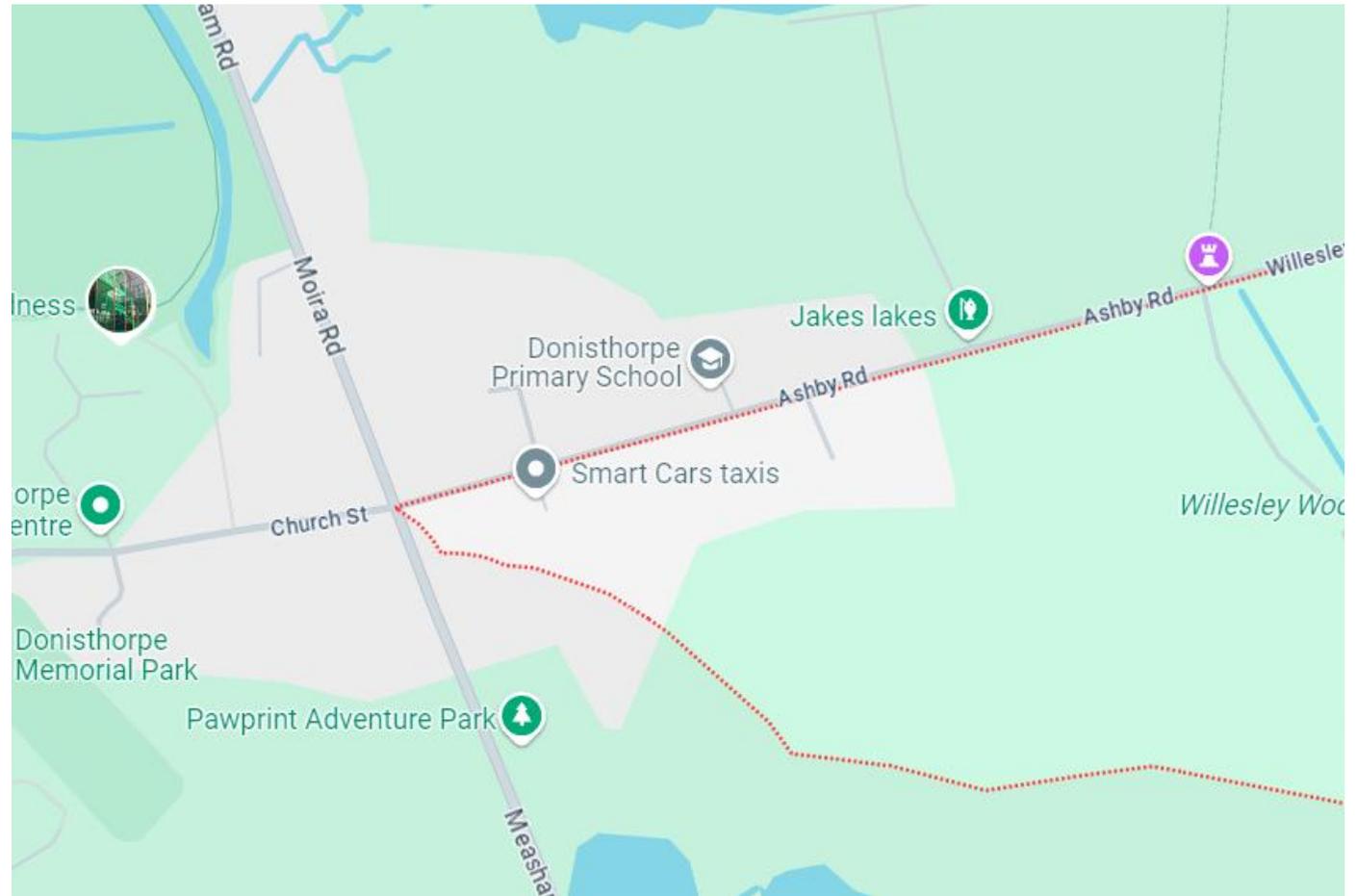
Extending to just under 2,000 sq ft, the property features two well-proportioned reception rooms, a flexible ground-floor bedroom/study accessed from both the hallway and garage, and an open-plan kitchen/dining room with an adjoining garden room. To the first floor are four bedrooms, served by a modern family bathroom, while a useful basement room provides further flexibility for storage, hobbies or occasional use.

Externally, the property benefits from off-road parking and an integral single garage, with an expansive plot and private, mature rear gardens.



## Location

Donisthorpe village is located approximately three miles south-west of Ashby-de-la-Zouch, within North West Leicestershire. The village offers a public house and village shop, is served by a local primary school, and falls within the catchment area for Ivanhoe College and Ashby School. Historically, Donisthorpe was home to Donisthorpe Colliery, which closed in 1990. The former colliery site has since been transformed into Donisthorpe Woodland Park, with land acquired from British Coal now forming part of the National Forest. The woodland park connects to the Wolds Heritage Trail, Moira Furnace and canal, as well as the National Forest Visitor Centre at Moira. Conkers Discovery Centre and Conkers Waterside Centre are both within walking distance, while Hicks Lodge, a popular destination for walking and cycling, is just a short distance away. More comprehensive facilities can be found in the nearby towns of Swadlincote and Ashby-de-la-Zouch, both easily accessible by road.



## Accommodation Details - Ground Floor

From the front elevation, a traditional doorway leads into the entrance porch, which in turn opens into a good-sized hallway. Staircases rise to the first floor and descend to the basement room. Doors lead off to both the left and right, providing access to two of the three reception rooms found across the ground floor. To the right is a bay-fronted reception lounge, while to the left is a flexible reception room suitable for use as a formal dining room, study or playroom. Continuing along the hallway, the property opens into the open-plan living kitchen, creating the perfect space for modern family living and entertaining. Completing the ground floor are a utility/WC and a garden room.

## First Floor

The staircase accessed from the entrance hallway rises onto the first floor landing where doors lead off allowing access into all four bedrooms and the main family bathroom. Bedrooms one, two and three are all generously sized double rooms with bedroom one having the added benefit of views overlooking the rear gardens. Bedroom four is a versatile room that would make a perfect dressing room, home office or nursery. All four bedrooms are serviced via the modern three piece family bathroom.





## Outside

Externally, the property benefits from off-road parking to the front elevation via a large driveway, with an adjoining garage providing further parking or storage. To the rear, the property opens out into a sizeable garden, featuring a generous private patio area ideal for entertaining, alongside extensive mature gardens.

## Tenure & Possession

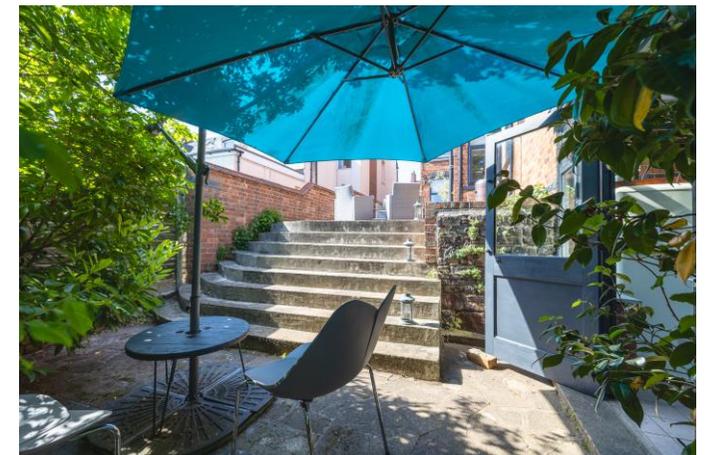
The property is freehold with vacant possession being given on completion

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

## Features

- Four/five-bedroom extended detached home
- Approximately 1,900 sq ft of accommodation
- Two well-proportioned reception rooms
- Open-plan kitchen/dining with garden room
- Flexible ground-floor bedroom or study
- Useful basement room offering versatility
- Modern family bathroom to first floor
- Expansive plot with private rear gardens
- Off-road parking and integral garage
- Sought after village location
- Heart of the National Forest village location





## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

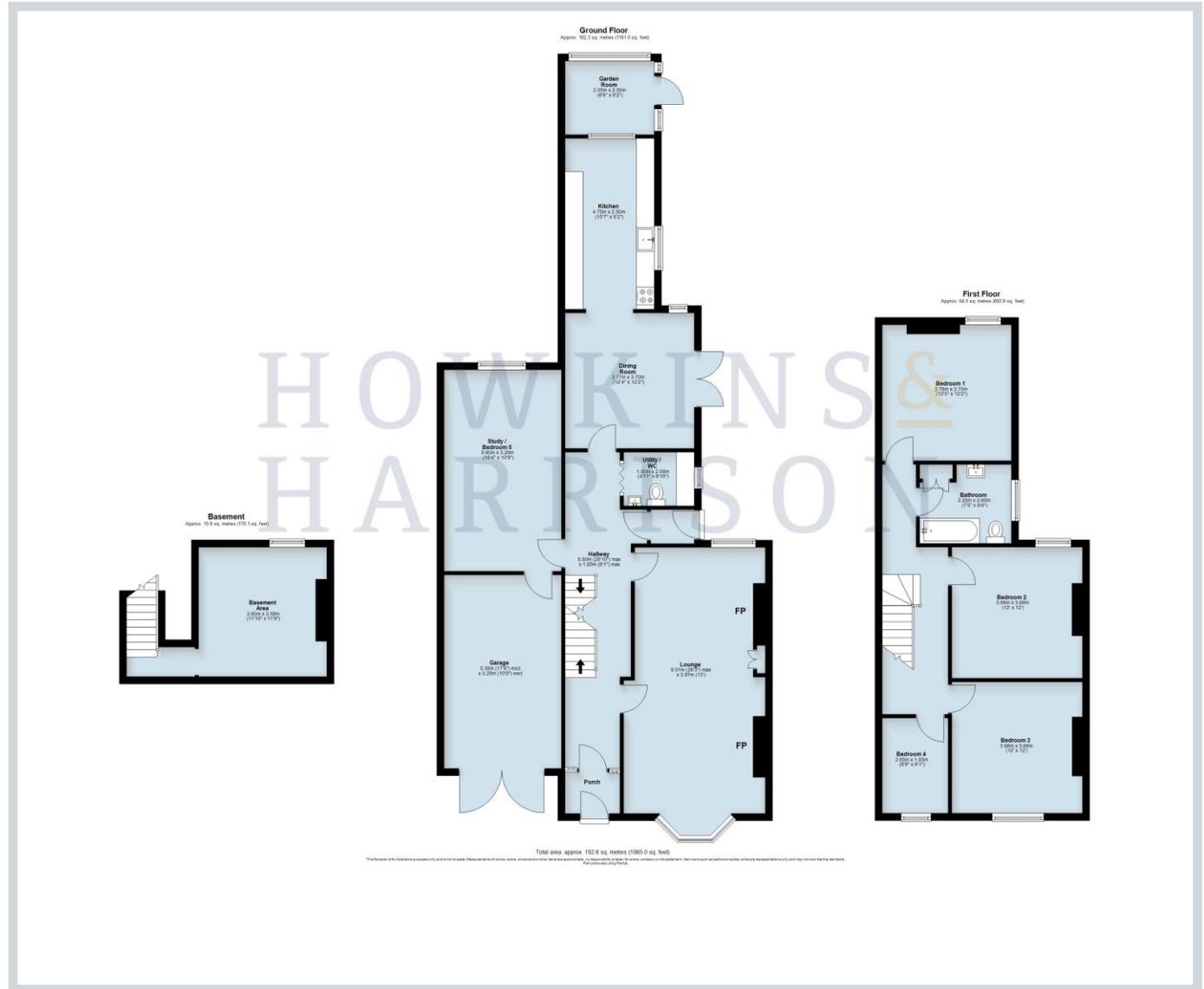
## Services

None of the services have been tested. We are advised that mains water, drainage and electricity are connected to the property. The central heating is oil fired and broadband is connected to the property.

## Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

## Council Tax – Band E



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

## Howkins & Harrison

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