Superior Homes

Royston & Lund



1 Stanleigh Gardens

| DE12 7QW

Offers In The Region Of £625,000

Situated on a private road in the sought-after village of Donisthorpe, this substantial five-bedroom detached family home offers generous and versatile accommodation, extensive gardens, ample off-road parking and a detached double garage.

A welcoming entrance hall provides access to the ground-floor accommodation, including several reception rooms, the kitchen, a convenient WC and stairs rising to the first floor. Double doors open into the spacious main living room, while an adjoining reception room offers an ideal home office or snug. A formal dining room and further sitting room provide additional space for family life and entertaining, with the latter featuring an attractive fireplace.

The generously sized kitchen is fitted with an extensive range of cupboards and work surfaces, complemented by a large island incorporating a breakfast bar and second sink. An adjoining utility room provides further storage, worktop space, a sink and external access. Completing the ground floor is an impressive conservatory, offering a light-filled additional reception area with direct access to the garden.

The first floor comprises four well-proportioned bedrooms. The principal bedroom benefits from a separate walk-in wardrobe and private en-suite shower room, while a second double bedroom features its own en-suite bathroom. The remaining bedrooms are served by a stylish family bathroom centred around an impressive freestanding bath. The second floor provides a further spacious bedroom with its own en-suite shower room, making it ideal for guests, older children or a private principal suite.

For more information: https://reports.sprift.com/property-report/?access_report_id=5685761

Freehold









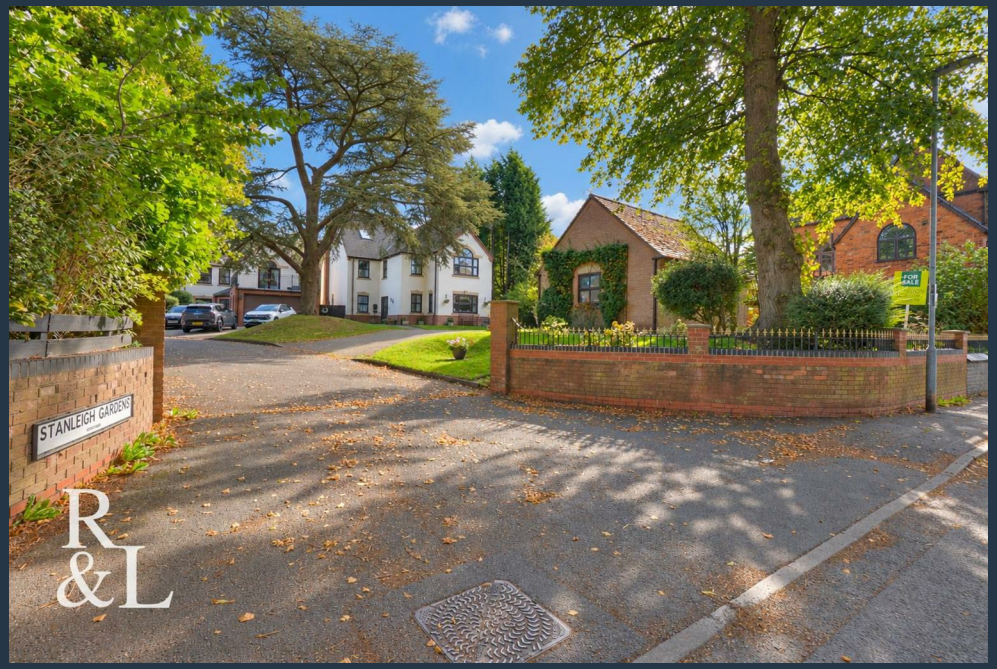


- Guide Price: £625,000 - £645,000
- Five Bedroom Detached Family Home
- Principle First Floor Bedroom with En-Suite
- Two Double Bedrooms with En-Suites
- Numerous Reception Rooms
- Spacious Conservatory
- Utility & Ground Floor WC
- Ample Driveway & Double Garage
- Council Tax Band: F // EPC: E
- Freehold






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&L


STANLEIGH GARDENS
FOR SALE











Outside, the mature rear garden features a paved seating area, an extensive lawn and established trees, shrubs and borders. The generous frontage offers further lawned space, a substantial driveway providing parking for several vehicles and access to the detached double garage.





Donisthorpe is a well-positioned village within the National Forest, offering a welcoming community and convenient access to local shops, schools and everyday amenities. Nearby attractions include Conkers and the Ashby Canal, with numerous woodland walks, cycling routes and outdoor spaces close at hand. The larger towns of Ashby-de-la-Zouch, Swadlincote and Burton upon Trent are all within easy reach, while the A42 and M42 provide excellent connections to the wider Midlands.

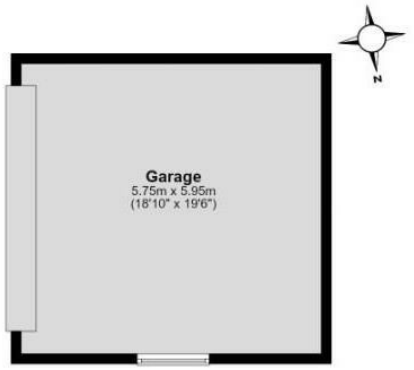




Ground Floor

Approx. 163.6 sq. metres (1760.9 sq. feet)





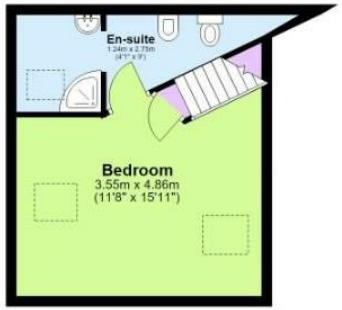
First Floor

Approx. 101.5 sq. metres (1092.5 sq. feet)



Second Floor

Approx. 27.3 sq. metres (293.8 sq. feet)



Total area: approx. 292.4 sq. metres (3147.2 sq. feet)

The Property Ombudsman

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THE GUILD PROPERTY PROFESSIONALS

EPC

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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