

# Stanleigh Gardens

Donisthorpe, Swadlincote, DE12 7QW

John German







## Stanleigh Gardens

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Offers in Excess of £650,000

A beautifully presented, spacious epitome of a family home, offering over 2500 square feet of living accommodation, just over a quarter of an acre plot, set within an idyllic cul-de-sac and within easy reach of amenities and green spaces.

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This property would make an ideal purchase for executive couples, or both growing or established families.

The property is located less than a mile away from Donisthorpe Primary School and Kids Planet Nursery; a wide range of further amenities including St. John The Evangelist Church, Woodlands Centre, Scout Centre, pub/restaurants and Donisthorpe Woodland Park are all within easy reach. Further amenities can be found in the nearby major conurbation of Ashby-de-la-Zouch (approx. 10 miles away). Nature lovers and outdoor enthusiasts will appreciate the abundance of nearby green spaces, perfect for walking and cycling.

Commuters will benefit from excellent transport links with easy access to the M42 and M6, regular bus service, and Burton upon Trent Railway Station providing links to London & Edinburgh. East Midlands Airport is only 25 minutes away by car.

Accommodation over three floors comprises; five bedrooms, three en-suites, family bathroom, ground floor W.C., utility room, two living rooms, home office, study, dining kitchen and a stunning conservatory/sunroom.

Externally, the entire plot measures approx. 0.26 acres. The private rear garden is of good size, predominantly laid to lawn with mature borders and a paved patio seating area making the most of the sunshine and offering the perfect space to relax or entertain. The double garage is off the ample driveway, which parks several vehicles comfortably.

**Agent's Notes:**

The property is located on an unadopted road, with rights of mutual access allowed to neighbouring properties.

TPO orders exist on the Canadian Blue Cedar (front garden) and Willow (rear garden).

Coal mining area, not within compensation boundary.

**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:** Double Garage & Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** LPG

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

**Broadband type:** Fibre

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 F

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

**Our Ref:** JGA/17102025

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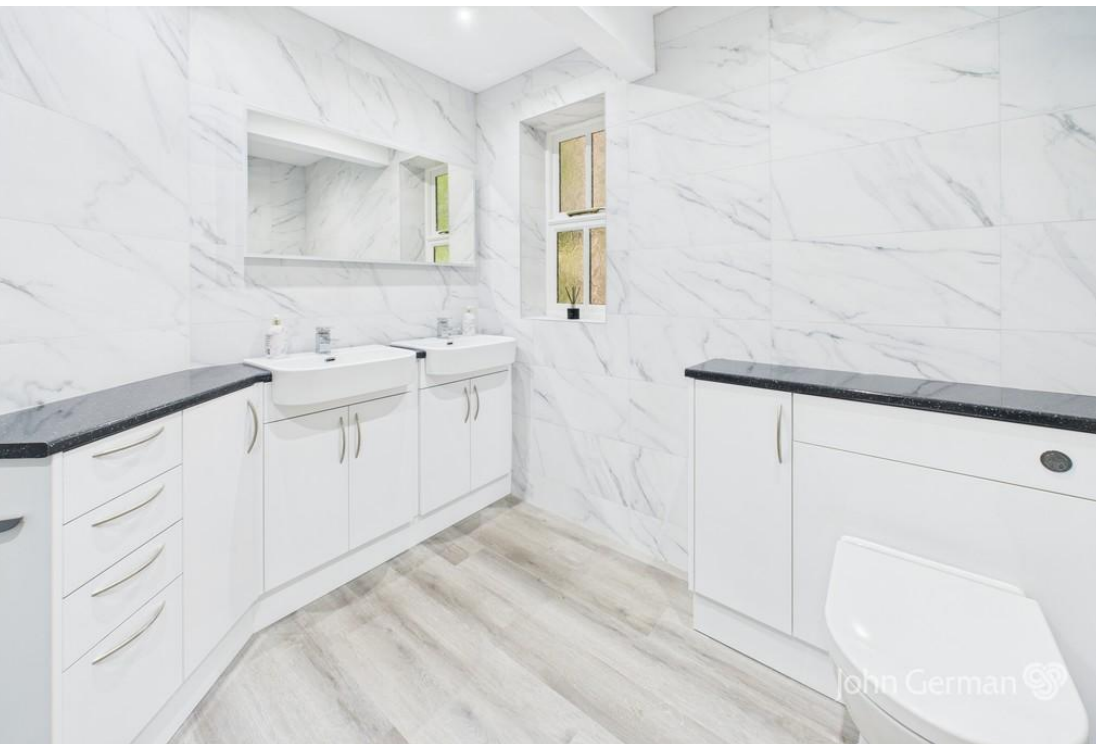
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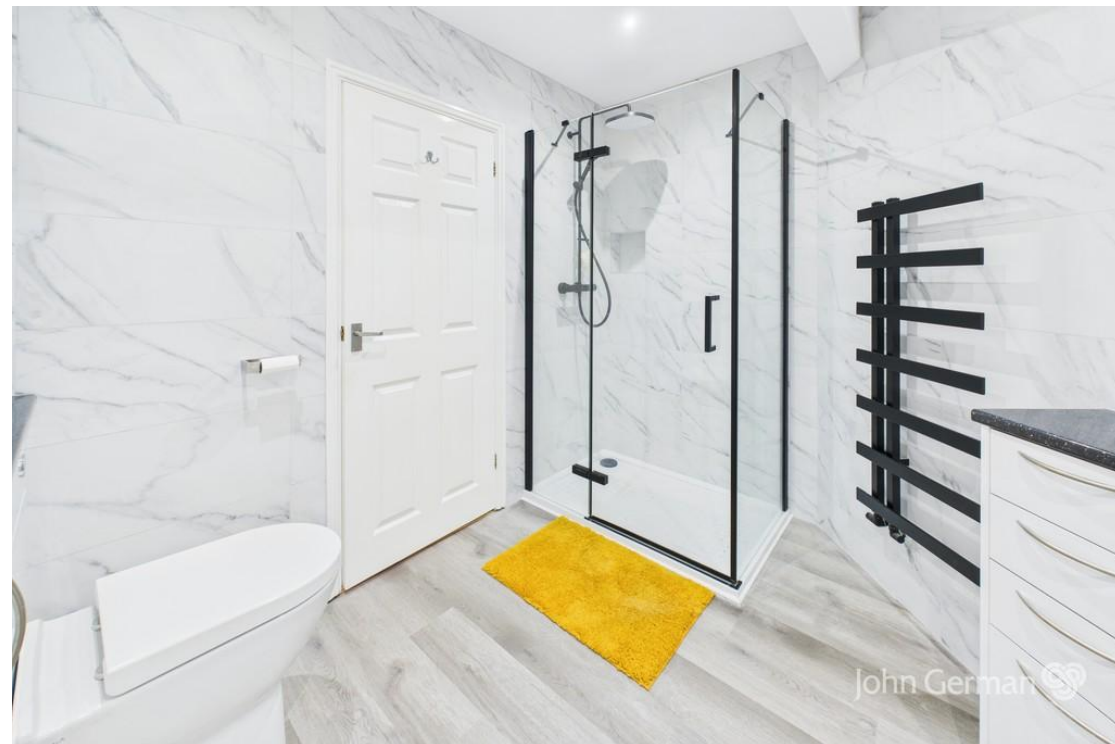
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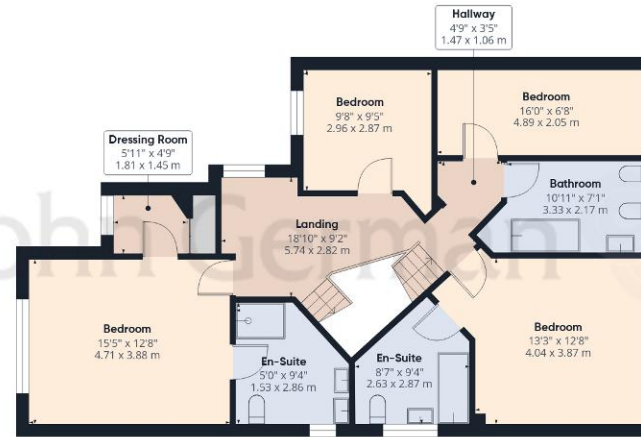


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Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

2964 ft<sup>2</sup>

275.3 m<sup>2</sup>

Reduced headroom

28 ft<sup>2</sup>

2.6 m<sup>2</sup>



Floor 2 Building 1



Ground Floor Building 2

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### 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.

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**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E	42 E	
21-38	F		
1-20	G		



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