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11a Tweentown

| LE67 2GG | Offers In The Region Of £155,000

ROYSTON
& LUND

- Offer In The Region Of £155,000
- Lounge/Dining Room
- Bathroom
- Tiered Rear Garden
- Council Tax: A
- Situated in Donington-le-Heath
- Galley Kitchen
- Two Double Bedrooms
- Close to Numerous Amenities
- EPC: D





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Royston & Lund are delighted to present this beautifully maintained end-terraced home, ideally positioned in the sought-after village of Donington le Heath. Surrounded by charming local pubs, picturesque countryside walks, and excellent commuter links to Nottingham, Leicester, and Birmingham, this property offers an appealing blend of rural character and everyday convenience.

Upon entering, you are welcomed into a spacious lounge/dining room, thoughtfully designed to provide both comfort and versatility. This generous living space offers ample room for freestanding furniture and also provides access to the first floor.

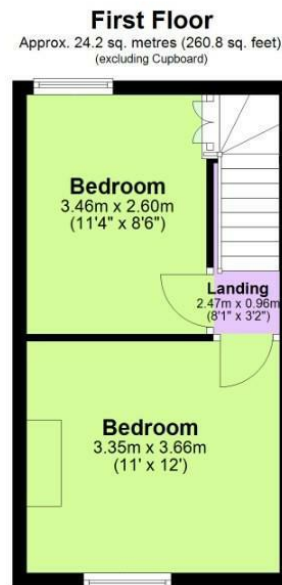
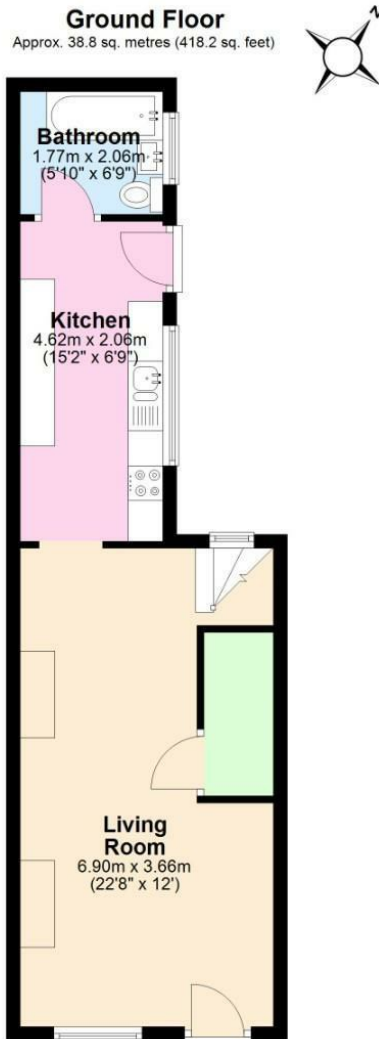
The galley-style kitchen is well-appointed with a range of fitted units and integrated appliances, including a hob and oven, creating a practical and stylish space for day-to-day living. Completing the ground floor is a contemporary bathroom fitted with a three-piece white suite, comprising a bath with overhead shower, WC, and wash basin.

To the first floor, the property boasts two well-proportioned double bedrooms, each offering comfortable accommodation and flexibility for a variety of needs.

Externally, the home benefits from access via an open shared garden, which leads to a private tiered garden. This outdoor space provides excellent potential for raised planting beds, outdoor seating, and garden furniture, ideal for enjoying the peaceful surroundings.

For more information: https://reports.sprift.com/property-report/?access_report_id=5258930





Total area: approx. 63.1 sq. metres (678.9 sq. feet)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	80

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		

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