

# Barklam Close

Donisthorpe, Swadlincote, DE12 7QJ

John   
German





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£320,000

A well-presented detached village home with bright, spacious interiors, including a bay-fronted lounge, dining area, modern kitchen and conservatory. Upstairs offers three bedrooms and a stylish bathroom. Outside features secure parking, a private landscaped garden with decking, bar and terrace.

NO UPWARD CHAIN



This well-presented three-bedroom detached village home offers bright and spacious living throughout, featuring a stylish sitting room with bay window and fireplace, an open flow into the dining area, and a modern fitted kitchen. A light-filled conservatory overlooks the landscaped garden, creating an ideal space for relaxing or entertaining. Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom. Outside, the private garden is designed for enjoyment, with a sunny decked area, garden bar, and additional terrace.

Nestled within the sought-after village of Donisthorpe, this beautiful home enjoys a peaceful setting surrounded by countryside while remaining conveniently close to everyday amenities. The area offers excellent opportunities for outdoor pursuits, with the nearby National Forest and Donisthorpe Woodland Park providing scenic walks, cycling routes, and nature trails. With a welcoming community feel and easy access to neighbouring towns such as Ashby-de-la-Zouch, the location perfectly balances rural charm with modern convenience.

The entrance door opens into a welcoming and well-proportioned reception hallway, featuring a side window that allows natural light to flood in, and a staircase directly ahead leading to the first floor.

Immediately to the right, you'll find a bright and airy sitting room, beautifully presented with a feature fireplace as its focal point and a useful under-stairs storage cupboard. A wide bay window enhances the sense of space and light, while an elegant archway leads seamlessly into the dining room. The dining room provides an excellent space for entertaining and connects to both the conservatory and the kitchen. The conservatory enjoys lovely views over the garden and features French doors creating a perfect indoor-outdoor flow.

The modern fitted kitchen is finished with high-gloss contemporary units and timber-effect work surfaces. It includes a one-and-a-half bowl inset sink with mixer tap, space for a washing machine, and integrated appliances including an electric hob with extractor hood above and oven below. A uPVC door leads to the outside.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms via stylish oak doors. There are two generous double bedrooms and a good-sized third bedroom. The family bathroom has been beautifully appointed with full-height wall tiling and a tiled floor. It features a walk-in frameless glass shower enclosure with a rainfall showerhead and additional handheld unit, both thermostatically controlled. A sleek vanity unit with inset square wash basin and waterfall mixer tap provides useful storage, with a WC positioned alongside.

Outside, the property boasts excellent parking facilities with block paved frontage and double timber gates leading to a secure parking area. The private, landscaped garden is designed for entertaining. A raised decked area is perfectly positioned to capture maximum sunlight and is complemented by a garden bar complete with light and power, accessed via double doors. There is also a second stone paved terrace, bordered by attractive raised sleeper beds-creating a truly relaxing outdoor retreat.

**Agents notes:** It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

There is no mains gas.

The property is situated on a ex mining area.

The vendor is an ex employee of John German.

**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

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** TBC

(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 C

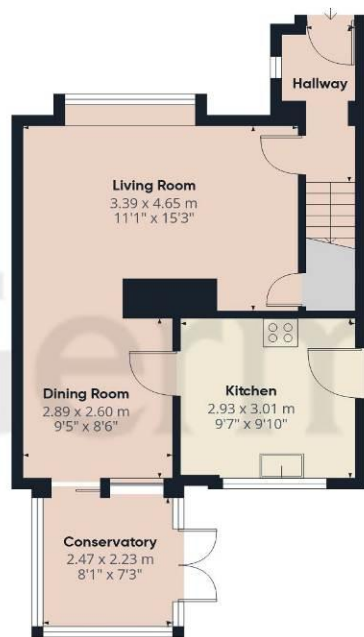
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/05052026

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Ground Floor

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

77.9 m<sup>2</sup>

839 ft<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces.

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

GIRAFFE360



### 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.

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.

### 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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