



10 Moira Road

Donisthorpe | DE12 7QE | Guide Price of £190,000 - £200,000

**ROYSTON
& LUND**

- Guide Price of £190,000 - £200,000
- Large West-Facing Garden
- Adjacent Dining Room
- Bathroom with Separate Shower
- Freehold Property
- Two Bedroom Semi-Detached
- Living Room with Log Burner
- Kitchen with Integrated Electric Hob / Oven
- Short Walk to Donisthorpe Woodland Park
- EPC Rating - E / Council Tax Band - A





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Stepping through the front door, the layout immediately feels welcoming. The accommodation begins with the first reception room, a dining room that flows naturally through to a cosy living room centred around a charming log burner.

Beyond this, you'll find the kitchen, fitted with neutral cabinets topped with solid wooden worktops and equipped with an integrated electric hob and oven, with space to accommodate a fridge, washing machine and dishwasher.

From here, side access leads out to the large west-facing garden, a sunny outdoor space laid to slabbed patio with a further paved area with conifers around the perimeter providing privacy. There's a small detached utility space and a workshop at the bottom of the garden.

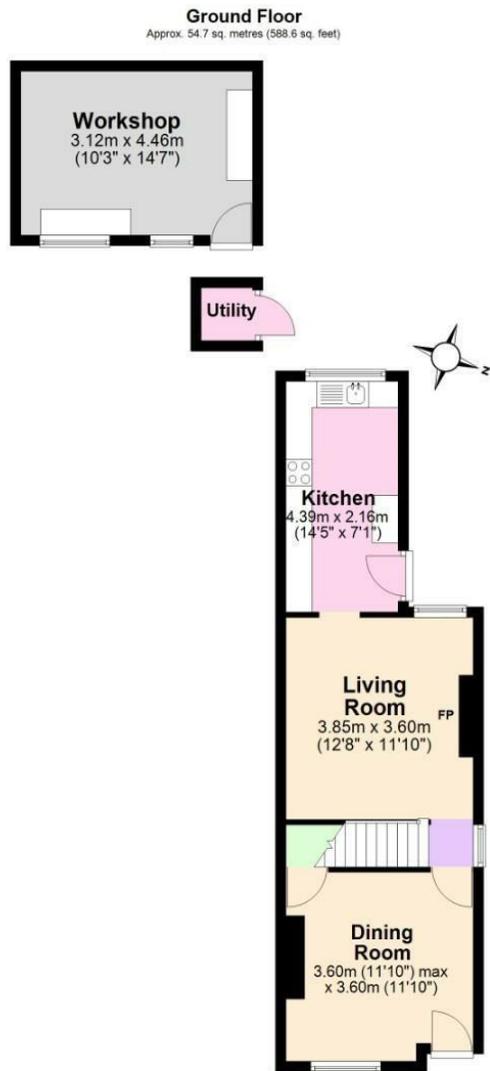
Upstairs, two well-proportioned bedrooms are served by a contemporary bathroom with a separate walk-in shower. To the front of the property there's off-road parking for two vehicles.

This home is just a short walk from Donisthorpe Woodland Park, a 36-hectare former colliery site in the National Forest with mixed woodland and more than 3 km of surfaced paths linking into the Ashby Woulds Heritage Trail — popular for walking, cycling and family days out in nature.

****Please be aware there is a history of subsidence****

For more information - https://reports.sprift.com/property-report/?access_report_id=4953580





Total area: approx. 91.4 sq. metres (983.9 sq. feet)



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) 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			
England & Wales		EU Directive 2002/91/EC	

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