

Ashby Road

Donisthorpe, Derbyshire, DE12 7QF

John German





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£385,000

A beautifully presented and thoughtfully extended home, blending contemporary design with warm, inviting living spaces. At its heart is a stunning open-plan kitchen, dining and family area, flowing effortlessly into a striking glazed garden room, all complemented by generous bedrooms and a private landscaped garden with versatile outbuildings.

Step inside and the tone is set immediately. A contemporary entrance opens into a wide hallway, offering access to all the living space.

The heart of the home unfolds into a striking open-plan L-shaped living space-kitchen, dining, and lounge seamlessly intertwined. It's a room designed not just for living, but for gathering. A log-burning stove anchors the seating area, casting warmth and atmosphere, while the deep grey kitchen brings a bold, modern edge. Crafted with solid oak worktops, integrated appliances and an abundance of storage, it balances practicality with clean-lined sophistication. The breakfast peninsula island forms a natural hub, perfect for casual dining and conversation.

But it's the connection to the next space that truly elevates this home.

Flowing effortlessly from the living dining kitchen is a breathtaking glazed extension-a contemporary living room with a vaulted ceiling and expansive glass roof. Light pours in from every angle, shifting with the seasons and blurring the boundary between inside and out. French doors open directly onto the terrace, inviting the garden into everyday life, while a second wood-burning stove ensures this space remains just as inviting in the colder months. A truly special living space.

All three bedrooms are well-proportioned rooms, and benefit from fitted or built-in wardrobes, providing excellent storage. The family bathroom has been tastefully updated and is well appointed, featuring a WC and a contemporary floating vanity unit with two deep drawers and a large square wash hand basin with mixer tap. There is also an oversized glazed shower cubicle with panelled walls, fitted with an electric shower including a rainfall head and separate handheld attachment, along with a tall ladder-style radiator.

Externally, the property is set back from the road behind an expansive stone-chipped driveway, providing ample off-road parking. Wrought iron gates give access to a detached garage (please note access width restrictions due to the oil tank). From the initial patio area, a pathway leads alongside the garage and through a picket fence into the main garden. Here, you'll find an extensive block-paved seating area with a timber pergola and covered roof, creating a shaded outdoor retreat. Adjacent is a versatile garden building currently used as a gym with sauna.

Beyond this, the lawned garden is bordered by railway sleeper edging and beautifully stocked with mature plants, flowers, and shrubs, offering a high degree of privacy. A stepping stone pathway leads to a charming summer house at the far end of the garden. This delightful space features dual-aspect windows, double French doors, and a sheltered veranda. Inside, there is a spacious living area ideal for home working or leisure use, complete with a characterful log-burning stove-making it a truly versatile, year-round retreat.

Agents notes: The property is situated in an ex mining area. It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request. Fixtures and fittings, gym equipment and the sauna are all available by separate negotiation.

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:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Oil fired central heating
(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

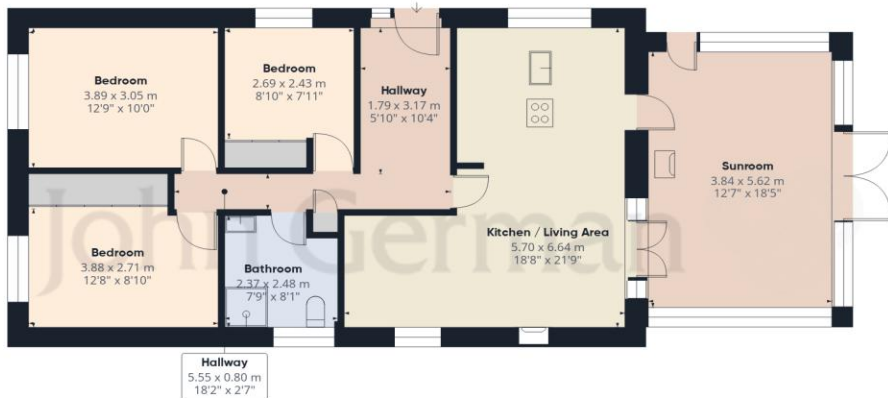
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA22042026

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Ground Floor Building 1



Ground Floor Building 2



Ground Floor Building 3



Ground Floor Building 4

Approximate total area⁽¹⁾

139.1 m²

1497 ft²

(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.

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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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