



25 New Street

| DE12 7PG | Guide Price £170,000

ROYSTON  
& LUND



- GUIDE PRICE £170,000-£180,000
- Two Bedroom Victorian Terrace
- Two Receptions Rooms
- Adjacent to National Forest Walks and Local Areas of History
- EPC - D
- \*\* NO UPWARD CHAIN \*\*
- Downstairs Bathroom & First Floor Shower Room
- Large West Facing Garden with Outbuildings
- Council Tax A
- Freehold







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**\*\*NO UPWARD CHAIN\*\***

You are welcomed into the first lounge, which leads to an inner hallway featuring stairs to the first floor and useful under-stairs storage. A further doorway opens into a second lounge at the rear. The kitchen is accessed via a separate door and is fitted with a range of wall and base units, providing space for a built-in oven, hob, and additional freestanding appliances. A side door from the kitchen opens out into the garden. A lobby area with built-in storage leads to the ground-floor bathroom, which is fitted with a three-piece suite.

The first floor offers two well-proportioned double bedrooms and an additional smaller room. To the rear is a modern three-piece wet room.

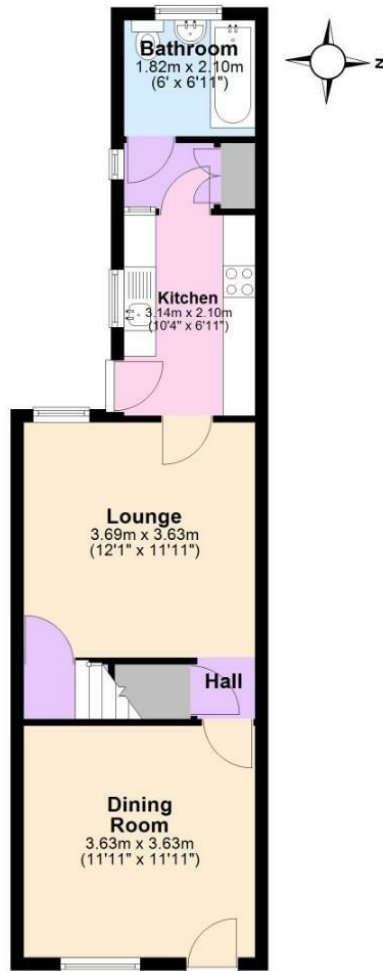
Outside, the property benefits from a generous west-facing garden with outbuildings and a shed. The garden can be accessed directly from the property or via a shared rear walkway.

Donisthorpe is at the heart of the National Forest and immediately opposite the house is a footpath which leads to the Donisthorpe Woodland Park nature trail.



### Ground Floor

Approx. 43.6 sq. metres (468.9 sq. feet)



### First Floor

Approx. 37.3 sq. metres (401.3 sq. feet)



Total area: approx. 80.8 sq. metres (870.2 sq. feet)



## EPC

### Energy Efficiency Rating

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|   | 59      | 82        |

England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

|   | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

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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.

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