



5 Keepers Close

| DE12 6DB | Guide Price Guide Price of £190,000 - £200,000

**ROYSTON
& LUND**

- Guide Price of £190,000 - £200,000
- Good Size Living Room
- Bathroom with Shower over Bath
- Off-Road Parking for Two Vehicles
- EPC Rating - C
- A Well-Maintained Two-Bedroom Home in a Peaceful National Forest Village Setting
- Kitchen with Integrated Oven and Gas Hob
- West-Facing Garden with Rear Access / Storage
- Scenic walks around Moira Furnace Country Park and Canal Trails
- Council Tax Band - B, Freehold





Guide Price of £190,000 - £200,000

A Two-Bedroom Home in a Peaceful National Forest Village Setting perfect for a first time buyer or investor.

This well-maintained two-bedroom home offers beautifully presented living throughout, making it an ideal choice for first-time buyers, downsizers, or those seeking a quiet village location.

Beyond the entrance hall, you are welcomed into a spacious, well-kept living room featuring an electric fireplace and sliding patio doors that open onto a lovely west-facing garden.

The neatly arranged kitchen is fitted with a range of wall and base units with an integrated oven and a four-ring gas hob, providing all the essentials for everyday cooking.

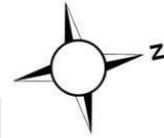
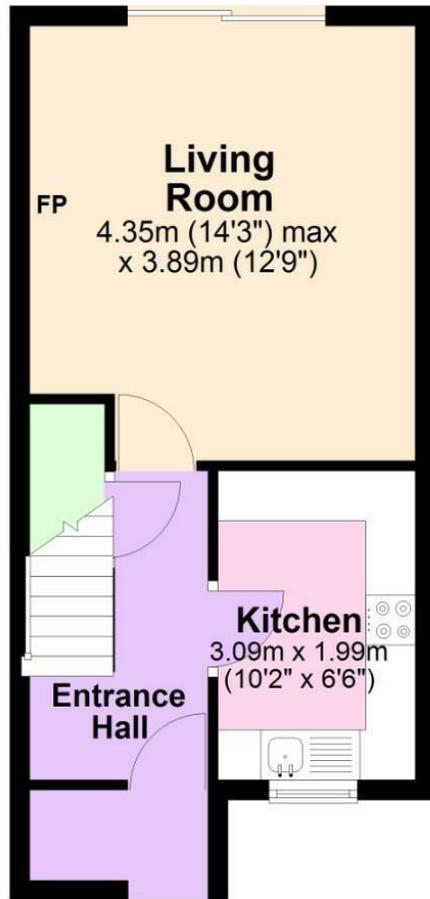
Upstairs, there are two well-proportioned bedrooms, one benefitting from integrated wardrobe space. A centrally located bathroom with a shower over the bath serves both bedrooms. Additional storage can be found in the under-stairs cupboard off the hallway.

The garden has been thoughtfully landscaped with bordered planting, sleeper steps, plum slate chippings, and slabbed seating areas, offering a charming yet low-maintenance outdoor space. At the rear, there is practical storage along with a gate providing rear access. To the front, a private driveway provides off-road parking for two vehicles.

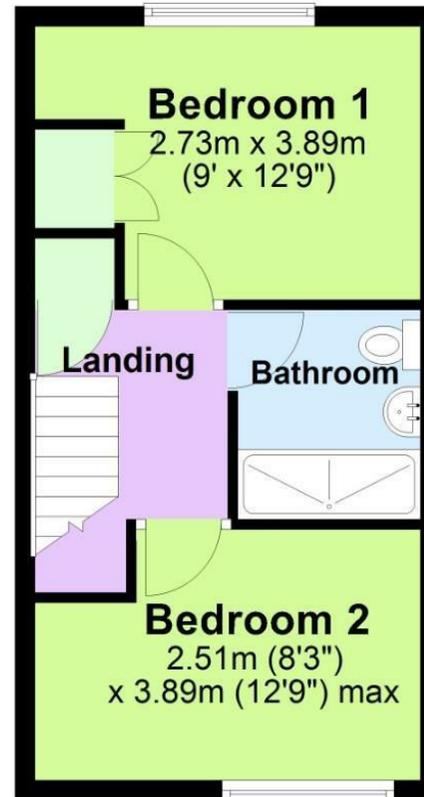
This property enjoys a peaceful village setting within the National Forest, close to local shops, a Co-op supermarket, cafés, and everyday amenities. The area offers scenic walks around Moira Furnace Country Park and canal trails. Moira Primary School is nearby, with Ivanhoe School and The Granville Academy just a short drive away. Excellent road links—including the A42, A511 and A444—provide easy access to Ashby-de-la-Zouch, Swadlincote, and Burton-upon-Trent, making this a well-connected yet tranquil place to call home.



Ground Floor
Approx. 31.1 sq. metres (335.0 sq. feet)



First Floor
Approx. 29.3 sq. metres (315.5 sq. feet)



Total area: approx. 60.4 sq. metres (650.6 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(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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