

# New Street

Donisthorpe, Swadlincote, DE12 7PG

John   
German





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£245,000

**Charming village two double bedroom semi detached home with two reception rooms, breakfast kitchen, wc, and a beautiful landscaped garden with pond and patio areas. The property includes a superb double garage/workshop to the rear.**

Approached via a charming entrance through a beautiful fore garden where the entrance door with a glazed fanlight opens into the first of two reception rooms - a delightful living room that is both light and airy. Boasting a high ceiling, decorative picture rail, and an attractive front-facing walk-in bay window, the room is centred around a feature Adam-style fireplace. Stripped pine internal doors add a characterful feature throughout the home.

Flowing through into the second reception room, you'll find a well-proportioned dining room, ideal for both everyday living and entertaining. Featuring a dado rail and a LPG gas fire with back boiler set within a wood surround with tiled hearth and back. A stripped pine door leads to the staircase rising to the first floor, while an adjacent lobby provides access to a useful guest cloakroom.

To the rear, the breakfast kitchen is fitted with a range of base units wrapping around to provide ample workspace with roll-top work surfaces. There is an integral electric hob with oven beneath, along with space for a washing machine and fridge. A sink unit sits beneath a double glazed window overlooking the beautiful rear gardens, with far-reaching views towards the National Forest. A uPVC double glazed door provides direct access outside.

To the first floor, the landing leads to two generous double bedrooms along with a family bathroom, fitted with a bath with shower over, WC, and wash hand basin.

Externally, the property is set within particularly attractive grounds. To the front, a neat lawned garden is complemented by mature planted borders and a gated pathway leading to the entrance. A wrought iron gate set within a brick archway opens to the rear gardens - a true highlight of the home. A beautifully maintained, flower-lined pathway meanders through established planting, passing a patio seating area, well-kept lawn, and ornamental pond, before reaching a lower paved patio - creating a peaceful and private oasis.

At the far end of the garden, with personal door access from the rear garden and shared lane providing vehicular access, is a superb double garage and workshop, complete with light and power, offering excellent storage or potential for hobby use.

**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.

Garage access is via a shared drive at the rear which is unadopted.

**Property construction:** Traditional

**Parking:**

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** LPG

**Coalfield or mining area:** Ex mining area

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC - 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 A

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

**Our Ref:** JGA/19052026







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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

126.1 m<sup>2</sup>

1356 ft<sup>2</sup>

(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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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