

**FOR  
SALE**  
**ROYSTON  
& LUND**  
01530 443443  
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R  
&L

73 New Street

Donisthorpe | DE12 7PG | Guide Price £250,000

**ROYSTON  
& LUND**



- Guide Price: £250,000 - £255,000
- Open Plan Living Room & Kitchen
- Access Friendly Wet Room
- Detached Single Garage
- Council Tax: B // EPC: TBC
- Two Bedroom Bungalow
- Spacious Kitchen with Stunning Roof Lantern
- South Facing Low Maintenance Garden
- Close to Numerous Amenities
- Freehold







\*\*\*Guide Price: £250,000 - £255,000

Situated in the sought after village of Donisthorpe, this beautifully presented two bedroom semi-detached bungalow offers spacious and versatile single-storey living.

The accommodation begins with a welcoming entrance hall which provides access to both bedrooms, the shower room and the main living accommodation. The principal bedroom is positioned to the front of the property and is a generous double, featuring a bay window and built-in storage, while the second bedroom offers a versatile space ideal as a guest room, dressing room or home office. The shower room has been thoughtfully designed with an accessibility-friendly wet room floor, creating a practical and easy-to-maintain space.

To the rear of the property, the spacious living room enjoys a feature fireplace and flows seamlessly into the impressive kitchen/breakfast room. The kitchen is fitted with a range of high-quality base and wall units offering ample worktop and storage space, integrated double oven, gas hob and extractor hood, while the stunning roof lantern and large rear windows flood the room with natural light and provide lovely views over the south-facing garden. French doors also open directly onto the patio, creating an excellent space for indoor and outdoor entertaining.

Externally, the property enjoys excellent kerb appeal with a substantial block-paved driveway providing off-road parking for multiple vehicles, alongside a detached single garage. To the rear is a private, south-facing garden designed for ease of maintenance, being fully slabbed to provide a fantastic space for outdoor seating, alfresco dining and enjoying the sunshine throughout the day.

For more information: [https://reports.sprift.com/property-report/?access\\_report\\_id=5493827](https://reports.sprift.com/property-report/?access_report_id=5493827)

Freehold





Total area: approx. 85.6 sq. metres (921.1 sq. feet)

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.



**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 |         |           |

**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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