

Church Street

Donisthorpe, Swadlincote, DE12 7PY

John 
German





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£365,000

Beautifully and substantially extended four bedroom semi-detached home offering spacious accommodation over three floors. Featuring a superb kitchen/diner, two reception rooms, principal bedroom with dressing area and en suite, generous parking, enclosed garden and an old barn for conversion.

John German

Fabulous extended period semi-detached home close to Donisthorpe Woodland Park extending to circa 1528 sqft. Much improved, the accommodation comprises an entrance porch, sitting room, living room, family open plan kitchen dining room, utility, four bedrooms, master with dressing room and ensuite shower room plus a feature family bathroom. Completing the property there is extensive parking and long lawned gardens with a feature old barn and pig pen - ideal for renovation and conversion.

Situated in the peaceful and well-connected village of Donisthorpe, the property is just moments from Donisthorpe Woodland Park, the Ashby Canal and attractive National Forest walks. The village offers a primary school, two restaurants, thriving community groups and the recently transformed Village Heart community venue. Excellent access to the A42 and nearby Ashby-de-la-Zouch, together with its sought-after school catchment, make this an outstanding location for commuters and families alike.

Accommodation: On the ground floor you will find two reception rooms, a family sitting room and a main living room overlooking the garden through French double doors – a lovely indoor-outdoor connection. Undoubtedly the heart of the home is the superb open plan kitchen and dining room, designed with both everyday family life and entertaining in mind. Fitted with an extensive range of contemporary high-gloss wall and base units complemented by quartz-effect work surfaces, the room provides ample space for a large dining table and additional seating. There is a feature log burning stove at the focal point, a useful understairs storage cupboard and stable door to the side entrance porch. Lastly there is a very useful utility room with appliance spaces, oil central heating boiler and window to the rear. Arranged over the first and second floors are four well-proportioned bedrooms. The standout principal bedroom suite has dual aspect windows and enjoys views over the rear gardens, a dedicated dressing room and a beautifully appointed en suite shower room with a rainfall shower, creating a luxurious retreat. This floor also features a small office. The remaining bedrooms are served by a spacious family bathroom, fitted with a shower bath with rainfall shower above, wash hand basin, WC and heated towel radiator.

Outside: Driveway to the fore provides excellent off road parking for numerous cars, gated side access leads to the rear and here you will discover long lawned private gardens with decked patio area and set at the very bottom an exciting opportunity of the old detached barn and pig pen which could be converted into workshop, storage, garden room/home office, bar etc.

Agents note: The property is situated in an ex-mining area. There is no mains gas in the village.

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:** TBC (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 A

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

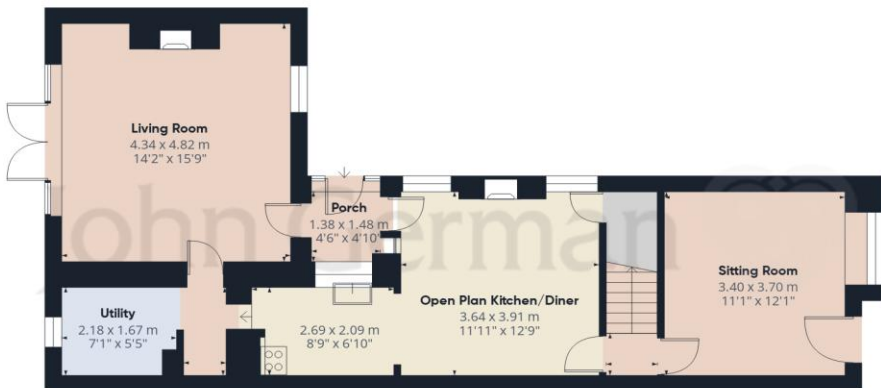
Our Ref: JGA05082026

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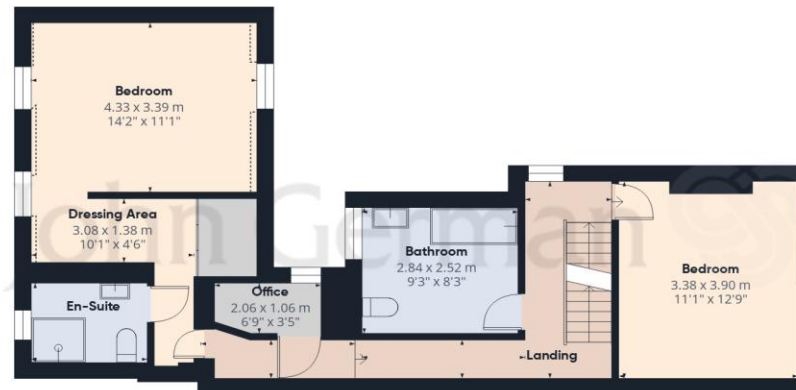
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



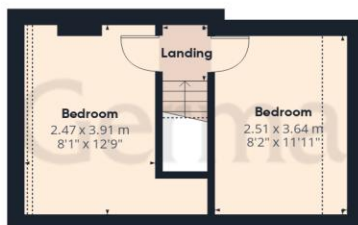




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

165 m²

1778 ft²

Reduced headroom

2.5 m²

27 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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