

# Ashby Road

Donisthorpe, Swadlincote, DE12 7QG

John   
German





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£460,000

Norman House is a fine example of a period home sympathetically blending traditional features with modern day living, a much improved, deceptively sized, family home with versatile living space, far reaching views and no upward chain.

Positioned in the heart of the ever-popular village of Donisthorpe, this charming and substantially extended four bedroom detached residence offers an impressive blend of character, versatility and modern family living. Spanning in excess of 1,900 sq ft, the property provides an exceptional amount of adaptable accommodation, perfectly suited to growing families or those seeking flexible living and entertaining space.

A charming traditional stained and half-glazed entrance door opens into a practical entrance porch, complete with tiled flooring and decorative panelled walls. From here, a stripped pine half-glazed door with flanking windows reveals the welcoming main reception hallway, where original character features immediately set the tone. A staircase rises to the first floor with ornate coving and archway details adding further appeal, whilst stripped pine doors provide access to the principal living spaces.

Positioned to the right-hand side is an impressive reception lounge created by combining two original rooms into one substantial and elegant living space. Beautifully proportioned and flooded with natural light, the room features a bay window to the front elevation, decorative coving, picture rails and two attractive feature fireplaces that add warmth and character. To the rear, a further window overlooks the patio and gardens beyond, whilst the generous proportions of the room allow ample space for a reading corner or study area, making this a wonderfully versatile family reception room.

The second reception room offers excellent flexibility and could serve equally well as a family room, cinema room, hobby space or even a fifth bedroom if required. Windows overlook the rear and an internal door provides direct access into the garage. Continuing through the property, a useful guest cloakroom and utility area are positioned conveniently off the hallway. The cloakroom is fitted with a contemporary WC and wash hand basin, with utility space provides plumbing and appliance space for laundry facilities.

Undoubtedly the heart of the home is the superb open-plan living kitchen and dining area, thoughtfully designed for modern family living and entertaining. This expansive space comfortably accommodates both a large dining table and family seating area, with French doors opening directly onto the patio to create an effortless connection between indoor and outdoor living. A rear window frames delightful views across the surrounding countryside beyond.

Stepping through an archway, the beautifully refitted kitchen has been stylishly appointed with polished porcelain tiled flooring and an extensive range of base and wall-mounted cabinetry running along two sides of the room. Complementary work surfaces and open shelving provide both practicality and visual appeal, whilst integrated appliances include an electric ceramic hob with extractor hood above, eye-level oven and dishwasher, alongside space for a tall fridge freezer. Dual aspect windows flood the kitchen with natural light, enhancing the bright and airy feel throughout.

Returning to the hallway, stairs descend to a useful cellar room which currently provides excellent storage space but also offers exciting potential for further conversion, subject to the necessary consents.

To the first floor, the landing gives access to four well-proportioned bedrooms, three of which are generous doubles. The beautifully refitted family bathroom has been finished with a timeless period-inspired design, featuring a clawfoot roll-top bath with mixer tap and rainfall shower above, glazed shower screen, additional handheld shower attachment, pedestal wash hand basin, WC and heated ladder-style towel radiator. Attractive metro-style tiling is complemented by decorative wall panelling, creating a stylish and characterful finish. Bedroom one is particularly noteworthy thanks to its generous proportions and lovely elevated views across the surrounding countryside to the rear.

Externally, the property continues to impress. Twin driveways provide ample off-road parking and access to the adjoining garage, whilst gated side access leads through to the rear gardens. Occupying a generous plot, the beautifully private gardens are a true highlight of the home, featuring an extensive patio area ideal for outdoor dining and entertaining, steps lead you down to a garden room alongside mature lawns and established planting that create a peaceful and secluded setting.

Donisthorpe itself is a highly regarded village situated approximately three miles south-west of Ashby-de-la-Zouch, nestled within the heart of the National Forest. The village enjoys a strong sense of community and offers a range of everyday amenities including a public house, village shop and primary school, whilst also falling within catchment for Ivanhoe College and Ashby School.

Surrounded by scenic woodland walks and outdoor pursuits, the area is ideal for those who enjoy an active lifestyle. Nearby attractions include Conkers Discovery Centre, Hicks Lodge and the wider National Forest trails connecting to Moira Furnace and the Ashby Canal. More comprehensive shopping and leisure facilities can be found in the nearby towns of Swadlincote and Ashby-de-la-Zouch, both just a short drive away.

**Agents notes:** There is no mains gas. The property is situated within an ex-mining area.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Standard

**Parking:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Oil fired central heating

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

**Broadband type:** 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 C

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

**Our Ref:** JGA/27052026

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John German









Floor -1



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
191.8 m<sup>2</sup>  
2064 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.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		



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