



Shortheath Road, Moira, DE12 6AL



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Freehold

Offers in excess of £300,000



Key Features

- Three Double Bedroomed Detached Detached Family Home
- Generous Kitchen/Diner
- Ground Floor Shower Room
- Substantial Landscaped Rear Garden
- Off-Road Parking for Five Cars | Single Garage
- Moira Furnace & National Forest Walks Nearby
- EPC rating U





NO UPWARD CHAIN This WELL-PROPORTIONED THREE-BEDROOMED FAMILY HOME benefits from a good sized kitchen/diner, ground floor shower room and ample off-road parking. Situated in a superb village location in very close proximity of Moira Furnace and the National Forest walks and trails. The property has been well kept by the current vendors and has versatile accommodation for a growing family, including: a 21ft kitchen/diner, a lounge with open views and a ground floor shower room. Upstairs: three generous bedrooms and a family bathroom. Outside, there is off road parking for up to five cars and to the rear a landscaped 85ft long garden with delightful patio seating areas and a single garage. A perfect location for exploring the National Forest and Moira Furnace. To book a viewing on this family home please call today on 01530 414666.

MOIRA - THE LOCATION

MOIRA is a small village within two miles of the bustling market town of Ashby-de-la-Zouch. The National Forest is easily accessible and provides many pleasant walks for visitors and local residents. The heart of the forest is the Conkers Visitors' Centre which offers woodland walks and is a useful source of information on the local flora and fauna, and past history of the area.

ACCOMMODATION IN DETAIL

ENTRANCE PORCH

Open porch area with UPVC double glazed door.

BRIGHT & AIRY LOUNGE

5.08 x 4.13

A good sized reception area with decorative wall mounted lighting. A coved ceiling, TV point, central heating radiator and a UPVC double glazed window overlooking Moira Furnace.

GENEROUS KITCHEN/DINER

6.67 x 3.21

A generous open plan kitchen/diner fitted with a range of wall mounted units with matching base and drawer units. Contrast roll edged worktops with a inset one and a half bowl sink with matching drainer and mixer tap over. A four ring electric hob with double oven/grille below and extractor over. Tiled splashbacks, central heating radiators, telephone point and a good sized dining area. A understairs cloaks cupboard and two upvc double glazed windows to the rear along with two external doors leading to the rear and side elevations. A door leading to the ground floor shower room and stairs rising to the first floor accommodation.

GROUND FLOOR SHOWER ROOM

2.40 x 1.61

A three piece suite comprising:- a enclosed corner shower cubicle with a mains fed shower over, pedestal mounted hand wash basin with mixer tap and a low flush toilet. Central heating radiator, coved ceiling tiled splashbacks and tiled flooring. A opaque UPVC double glazed window to the side.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access hatch with a fitted reclining ladder, airing cupboard housing the recently renewed hot water cylinder with linen storage above and doors leading to the bedrooms and bathroom.

BEDROOM ONE

4.54 x 3.22

A generous double bedroom with a central heating radiator and a UPVC double glazed window overlooking the rear garden.

BEDROOM TWO

4.08 x 3.65

A further good-sized double bedroom with a telephone line, a central heating radiator and a UPVC double glazed window to the front of overlooking Moira Furnace.

BEDROOM THREE

4.08 reducing to 2.94 x 2.92

A double bedroom with a central heating radiator, UPVC double glazed window to the front and a recessed area suitable for storage.

THREE PIECE FAMILY BATHROOM

3.21 x 2.03

A three piece suite comprising:- a corner bath with mixer tap, a pedestal mounted hand wash basin, a low flush toilet, a central heating radiator and tiled splashbacks. Tiled flooring and a UPVC double glazed window overlooking the rear garden.

OUTSIDE

BOILER ROOM

A recently installed floor standing Worcester Bosch oil fuelled boiler.

FRONT ELEVATION

The property is set back from the road with off road parking for five cars and a single garage fitted with a 'open an over' garage door; power and lighting. There is also plumbing in place within the garage for a washing machine.

SUBSTANTIAL REAR GARDEN

A generous 85ft long garden with a paved patio area, a further block paved entertaining space approximately halfway down. Fenced boundaries and a green house/potting shed. Gated access either side leading to the front driveway.

AND FINALLY...

COUNCIL TAX BAND:

The property is believed to be in council tax band: D

HOW TO GET THERE:

Postcode for sat navs: DE12 6AL

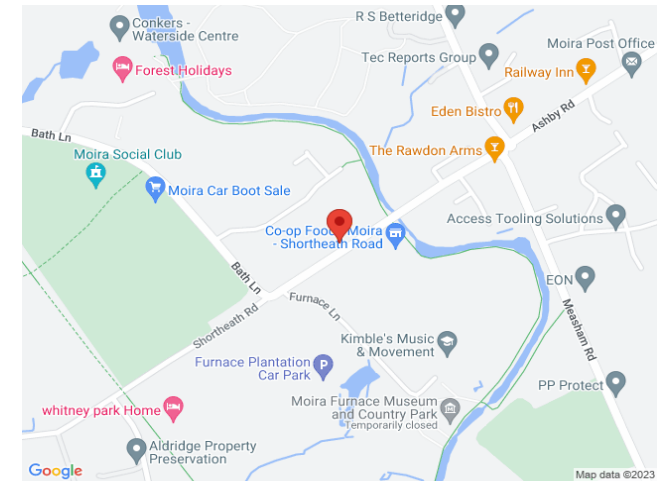
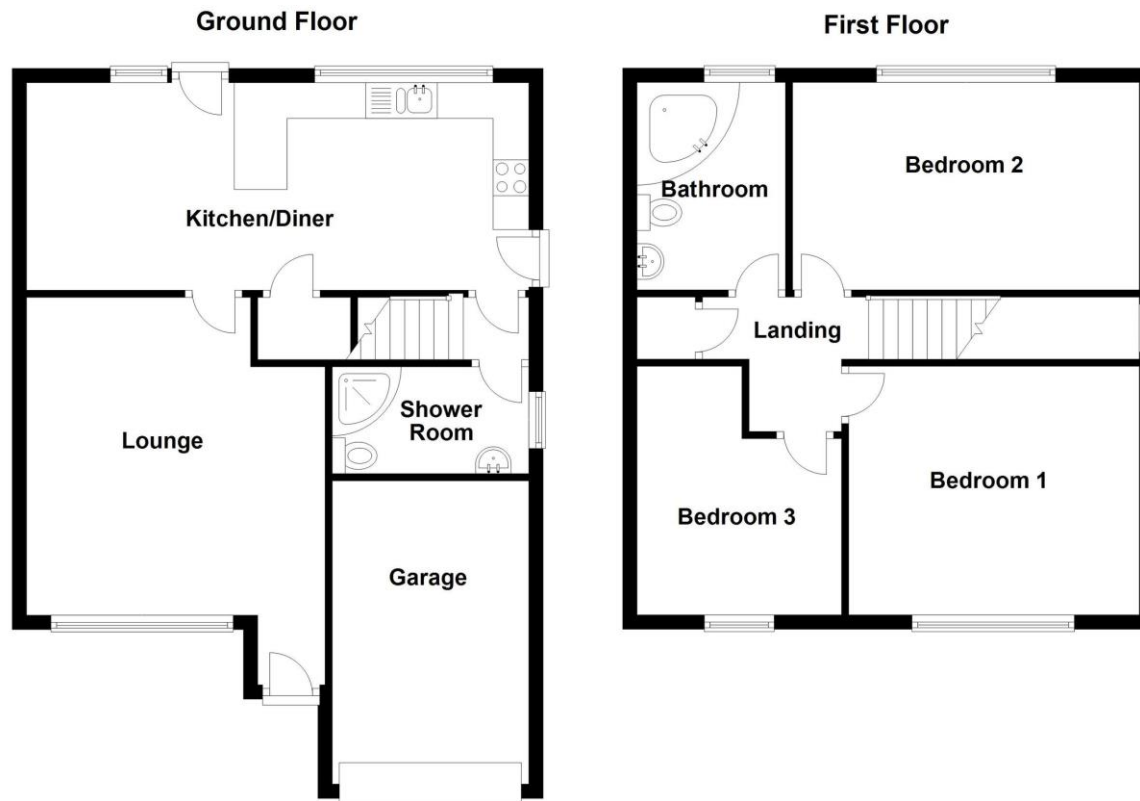
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Floorplan



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