



Ashby Road, Donisthorpe



2



1



2

£240,000



### Key Features

- Charming Two-Bedroom Semi-Detached Home
- Offered With No Upward Chain
- Ideal Family Home | Nearby Primary School
- Bay Fronted Lounge + Separate Dining Room
- Fitted Kitchen + Bosch Appliances
- Two Double Bedrooms
- EPC rating U
- Freehold





Welcome to Ashby Road, a charming semi-detached home nestled in the idyllic village of Donisthorpe. This delightful residence is perfect for families seeking a serene lifestyle, with countryside trails, Hicks Cycle Lodge, and Willesley Woodland right on your doorstep. Offered with no upward chain, this 2-bedroom property invites you to infuse it with your personal touch.

Step into the welcoming bay-fronted lounge, boasting an open fire and a view over the pristine front garden. The separate dining room, featuring a retro tiled hearth, adjoins a kitchen outfitted with elegant cream cabinets and Bosch appliances. A pantry and plumbing for a washing machine enhance functionality, while a lean-to garden room offers picturesque garden and woodland views, promising privacy and peace.

Upstairs, two double bedrooms with fitted wardrobes await, complemented by a modern shower room. The generous front lawn and tandem garage offer ample parking, and the rear garden is a sunlit haven bordered by woodland.



Embrace the chance to call this beautiful property home and enjoy a swift transaction due to the lack of upward chain. Don't miss out on this rare gem!

Nestled in the picturesque village of Donisthorpe, Ashby Road benefits from a vibrant community spirit and scenic surroundings. Positioned within convenient reach of essential amenities, the village offers an inviting atmosphere for families and individuals seeking tranquility and accessibility. The area is renowned for its excellent primary school, making it particularly attractive for families with young children. Additionally, Donisthorpe is steeped in history and charm, with characterful architecture and friendly locals that enhance its appeal.

For nature enthusiasts and outdoor lovers, Donisthorpe provides a wealth of opportunities to explore the great outdoors. The proximity to the countryside trails, Hicks Lodge cycle centre, and Willesley Woodlands offers abundant options for walking, cycling, and wildlife watching. These areas provide a perfect setting for families to enjoy weekend activities together or for individuals seeking a peaceful retreat in nature. The woodland backdrop at the rear of the property offers not just a beautiful view but a unique sense of seclusion and privacy, creating an idyllic environment for relaxation.

Residents of Donisthorpe also benefit from its strategic location, offering easy access to nearby towns and cities. The village is well-connected by road, providing straightforward routes to Swadlincote and Ashby-de-la-Zouch, which are within a short drive. These towns offer a more extensive range of shopping, dining, and entertainment options, complementing the peaceful lifestyle of village living with urban conveniences. This balance of tranquility and accessibility makes Donisthorpe an attractive proposition for prospective homeowners.



#### ACCOMMODATION

#### ENTRANCE PORCH

ENTRANCE HALLWAY 1.17m x 0.89m (3'10" x 2'11")

BAY FRONTED LOUNGE 4.93m x 3.57m (16'2" x 11'8")

DINING ROOM 3.01m x 2.88m (9'11" x 9'5")

FITTED KITCHEN 3.01m x 1.86m (9'11" x 6'1")

GARDEN ROOM 2.58m x 2.42m (8'6" x 7'11")

W.C. 1.77m x 0.9m (5'10" x 3'0")

BOILER ROOM 1.36m x 0.9m (4'6" x 3'0")

#### FIRST FLOOR ACCOMMODATION

BEDROOM ONE 4.05m x 3.94m (13'4" x 12'11")

BEDROOM TWO 3.2m x 2.85m (10'6" x 9'5")

REFITTED SHOWER ROOM 2.24m x 1.92m (7'4" x 6'4")

TANDEM GARAGE 7.2m x 2.44m (23'7" x 8'0")

#### COUNCIL TAX BAND:-

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

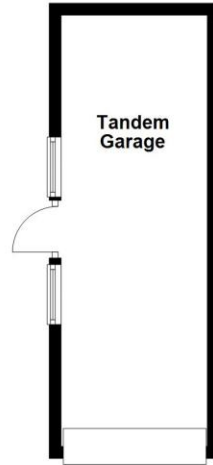
#### HOW TO GET THERE:-

Postcode for sat navs: DE12 7QF

#### PLEASE NOTE:-

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Ground Floor



First Floor

