



6, Barklam Close, Donisthorpe, Derbyshire, DE12 7QJ

HOWKINS &
HARRISON

6, Barklam Close,
Donisthorpe,
Derbyshire, DE12 7QJ

Asking Price: £250,000

An attractive three-bedroom semi-detached home, pleasantly positioned within the popular village of Donisthorpe in the heart of the National Forest, offering well-proportioned accommodation extending to approximately 840 sqft.

The property features a generous living room, kitchen/diner with French doors opening onto the rear garden, three first-floor bedrooms and a family bathroom.

Externally, there is a block-paved driveway providing off-road parking, an EV charger, attached 20ft garage and a beautifully maintained rear garden, with a paved seating terrace, level lawn and established planting creating an appealing and private outdoor space.





Location

Barklam Close occupies a pleasant position within a small residential cul-de-sac in the popular village of Donisthorpe, within the National Forest and well placed for everyday amenities. The village offers a primary school, local shops and recreational facilities, with further shopping, leisure and schooling available in nearby Ashby-de-la-Zouch and Swadlincote. The location is also convenient for commuters, with good road links towards Burton upon Trent, Tamworth, Leicester and Birmingham via the A42/M42. Burton-on-Trent railway station is approximately 7.5 miles away and East Midlands Airport is readily accessible for domestic and international travel.

Travel Distances

Ashby-de-la-Zouch – approximately 4.5 miles

Swadlincote – approximately 4.5 miles

Burton upon Trent – approximately 8 miles

Tamworth – approximately 14 miles

East Midlands Airport – approximately 16 miles

Derby – approximately 19 miles

Birmingham – approximately 27 miles



Accommodation Details

The accommodation is entered directly into a well-proportioned living room, with a front-facing window, staircase rising to the first floor and a feature fireplace with inset stove. From here, a door leads through to the rear kitchen/diner, recently re-fitted with a range of quality built Shaker-style units, solid timber work surfaces, Belfast-style sink, a range of Bosch integrated appliances and space for a dining table. French doors open directly onto the rear patio and garden, while an internal door provides access to the generous integral garage.

On the first floor, the landing serves three bedrooms and the family bathroom. The principal bedroom is a good-sized double with fitted wardrobes, accompanied by a second double bedroom and a third single bedroom. The bathroom is fitted with a white suite comprising a bath with shower and glazed screen, wash basin with fitted storage and WC.

Outside

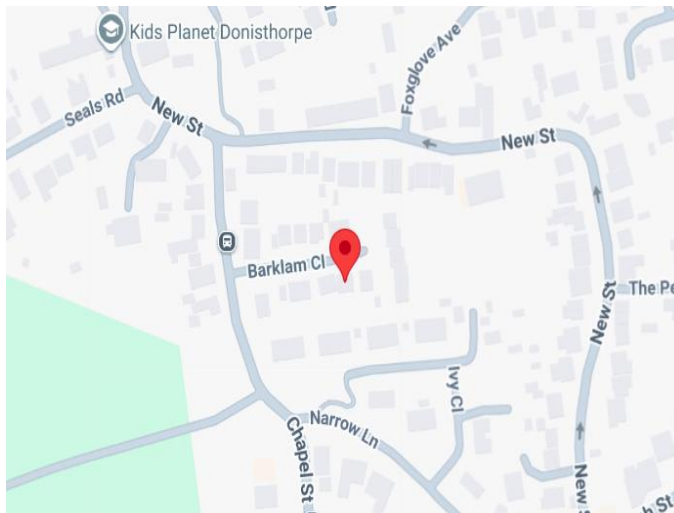
Externally, a block-paved driveway provides off-road parking, access to the garage and an EV charger. The generous single garage also benefits from an overhead storage area, worktop and fitted cupboards. To the rear, the garden is attractively maintained with a paved seating terrace, level lawn and established planted borders, all enclosed by timber fencing.

Tenure & Possession

The property is freehold with vacant possession being given on completion.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested. We are advised that mains water, drainage, and electricity are connected to the property. The central heating is oil fired with a replacement system and boiler in 2022.

Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax Band - B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	78 C
39-54	E		
21-38	F		
1-20	G		

Howkins & Harrison

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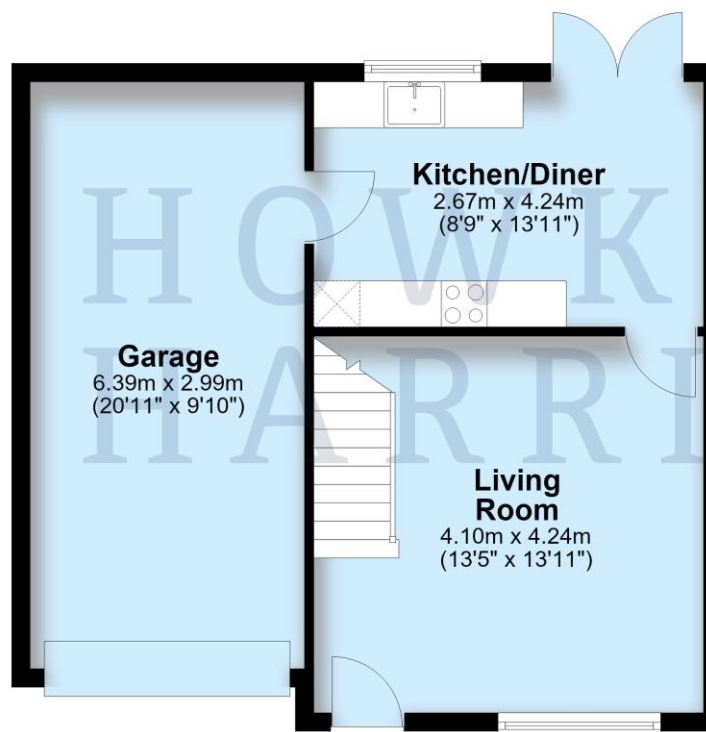
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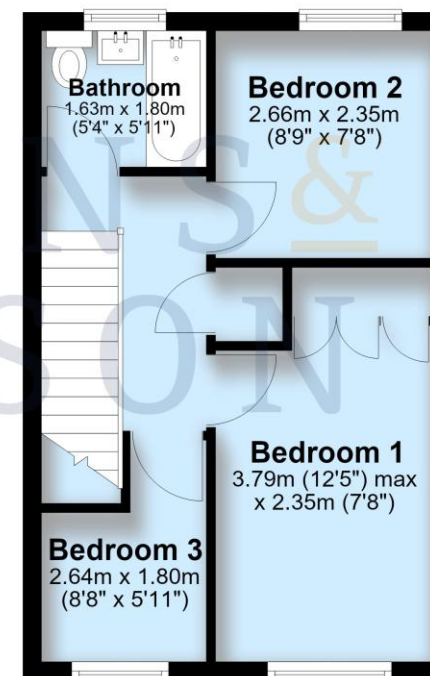
Ground Floor

Approx. 48.9 sq. metres (526.1 sq. feet)



First Floor

Approx. 29.1 sq. metres (313.7 sq. feet)



Total area: approx. 78.0 sq. metres (839.8 sq. feet)

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.