

Alexanders
MarketMakers.

Donisthorpe Lane
Moira

- OFFERED NO UPWARD CHAIN
- Generous corner plot
- Two spacious reception rooms
- Fitted kitchen overlooking the rear aspect
- Three well-proportioned bedrooms
- Large rear garden with paved terrace
- Ample driveway parking
- Peaceful Moira location
- EPC Rating C / Council Tax Band B / Freehold

Alexanders of Ashby-de-la-Zouch are delighted to offer to the market this attractive three-bedroom semi-detached family home, occupying a generous plot along the well-regarded Donisthorpe Lane in the popular National Forest village of Moira.

The property extends to approximately 925 square feet of bright and airy accommodation. Occupying an exceptional plot with future potential in a highly desirable village setting, this is an excellent opportunity to acquire a traditional family home with scope to enhance and extend over time, subject to the necessary planning permissions.

At present, the layout comprises two spacious reception rooms, offering excellent flexibility for modern family living, together with a fitted kitchen overlooking the rear garden. To the first floor are three generous bedrooms, all served by a family bathroom with a separate WC.

Outside, the property enjoys an excellent plot with a generous frontage, ample driveway parking, and gated side access to the rear garden. The rear garden is predominantly laid to lawn with a paved seating terrace, creating an ideal space for outdoor entertaining and family enjoyment. A further area of garden to the side presents exciting scope for extension or redevelopment, subject to the necessary planning consents.









Location:
Set in Moira, renowned for its excellent community atmosphere and wealth of local amenities. The village offers a selection of shops, cafés, traditional public houses, a primary school, and everyday conveniences, together with the ever-popular Conkers Discovery Centre. The nearby market town of Ashby-de-la-Zouch provides an excellent range of independent shops, restaurants, cafés, and highly regarded schools, whilst the A42 and M42 offer convenient access to Leicester, Derby, Nottingham, Birmingham, and the wider motorway network.

Method of Sale:
The property is offered for sale by Private Treaty.

Measurements:
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:
The property is being sold freehold with vacant possession upon completion.



Local Authority:
Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band B.

Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

Services:
The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.



Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.


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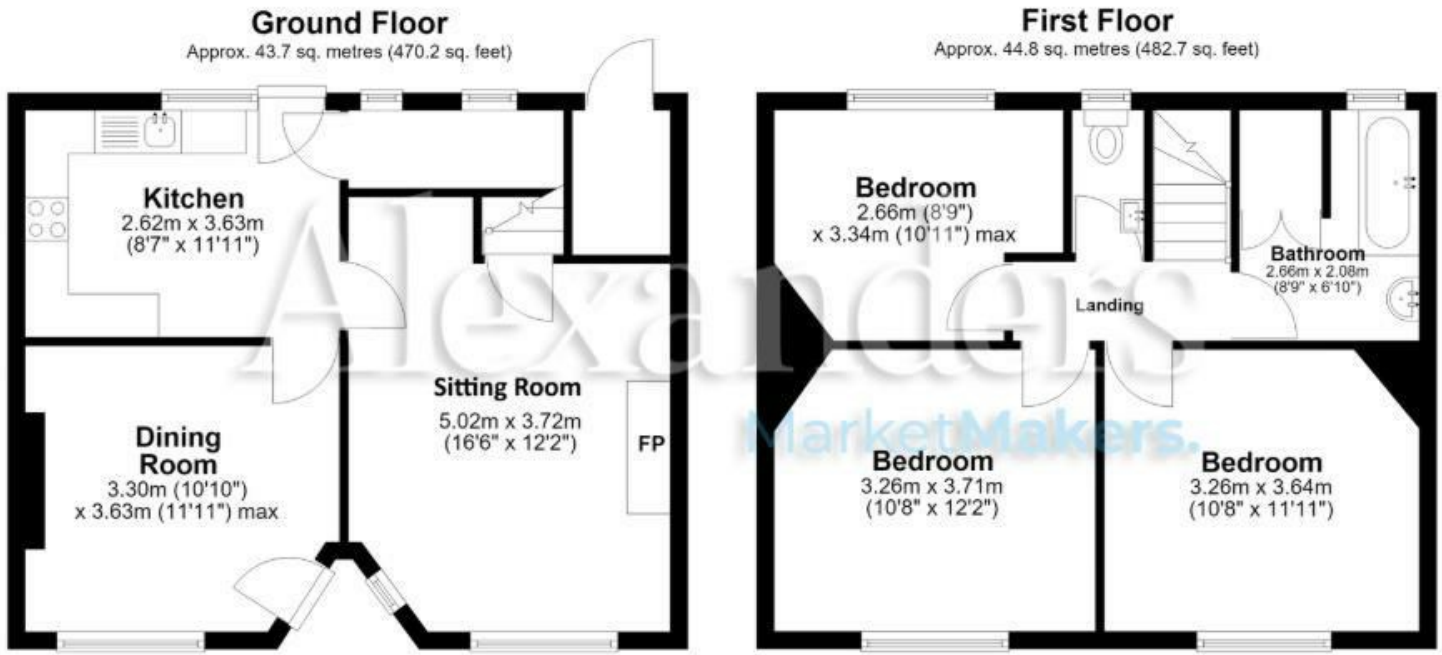
Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

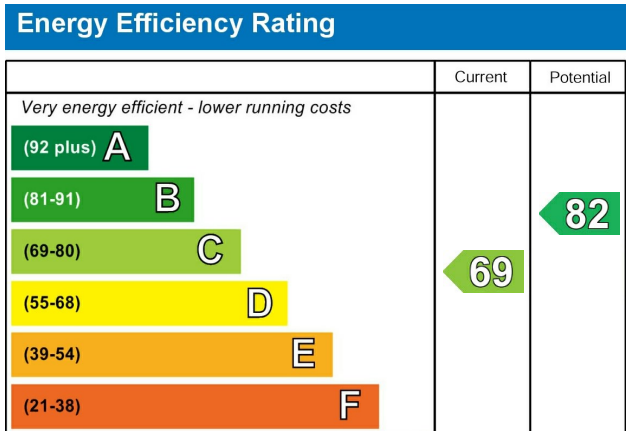
General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



Total area: approx. 88.5 sq. metres (952.9 sq. feet)









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