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Buttercup Avenue
Donisthorpe

- Four bedroom detached family home
- Beautifully upgraded and modernised
- Modern breakfast kitchen with utility room
- Separate dining room with garden access
- Spacious sitting room with bay window
- Main bedroom with fitted wardrobes and en suite
- Beautifully landscaped rear garden
- Versatile detached studio cabin
- EPC Rating C / Council Tax Band E / Freehold

Alexanders are delighted to offer this beautifully presented four bedroom detached home, situated in the popular village of Donisthorpe. The property has been thoughtfully upgraded and modernised by the current owners, creating a stylish and well-appointed home with generous accommodation arranged over two floors.

The ground floor offers a welcoming sitting room with bay window, separate dining room with access to the garden and a breakfast kitchen with adjoining utility room. Upstairs are four well-proportioned bedrooms, including a main bedroom with fitted wardrobes and en suite shower room, together with a family bathroom.

Externally, the property benefits from a particularly well-finished rear garden, which has been extensively renovated and landscaped to provide a combination of lawn, planted borders and seating areas. A detached studio cabin provides a versatile additional space, while driveway parking and an integral garage complete the property. Situated within the National Forest and close to Ashby-de-la-Zouch, the home enjoys easy access to surrounding countryside, local amenities and excellent transport links.













Accommodation:

The property is entered via an inviting entrance hall, leading into a spacious sitting room featuring a bay window which allows plenty of natural light into the room. The separate dining room provides a lovely space for entertaining and enjoys direct access to the rear garden.

The breakfast kitchen is fitted with a range of modern units, with space for a breakfast table and an adjoining utility room providing useful additional storage and workspace. A ground-floor cloakroom and internal access to the garage add further practicality.

To the first floor are four good-sized bedrooms, including the main bedroom which benefits from fitted wardrobes and an en suite shower room. The remaining bedrooms are served by a family bathroom.

Gardens and land:

The rear garden has been extensively renovated and landscaped by the current owners, creating a beautifully presented outdoor space with areas of lawn, planted borders and seating areas. The garden provides an excellent setting for outdoor dining and entertaining, with a detached studio cabin adding a particularly useful and versatile feature.

The studio is suitable for a variety of uses, including a home office, gym, creative studio or games room. To the front, a private driveway provides parking for several vehicles, together with access to the integral single garage.

Location:

Donisthorpe is a popular village within the National Forest, situated close to Moira and approximately three miles from Ashby-de-la-Zouch. The surrounding area offers an abundance of countryside and walking routes, whilst the nearby towns provide a wider range of shopping, schooling, restaurants and leisure facilities.

The property is also well placed for access to the M42, providing convenient connections towards the M1, M6 and wider East Midlands, with East Midlands Airport also within easy reach.

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. / Leasehold Maintenance charge -

Local Authority:

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band E.

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.


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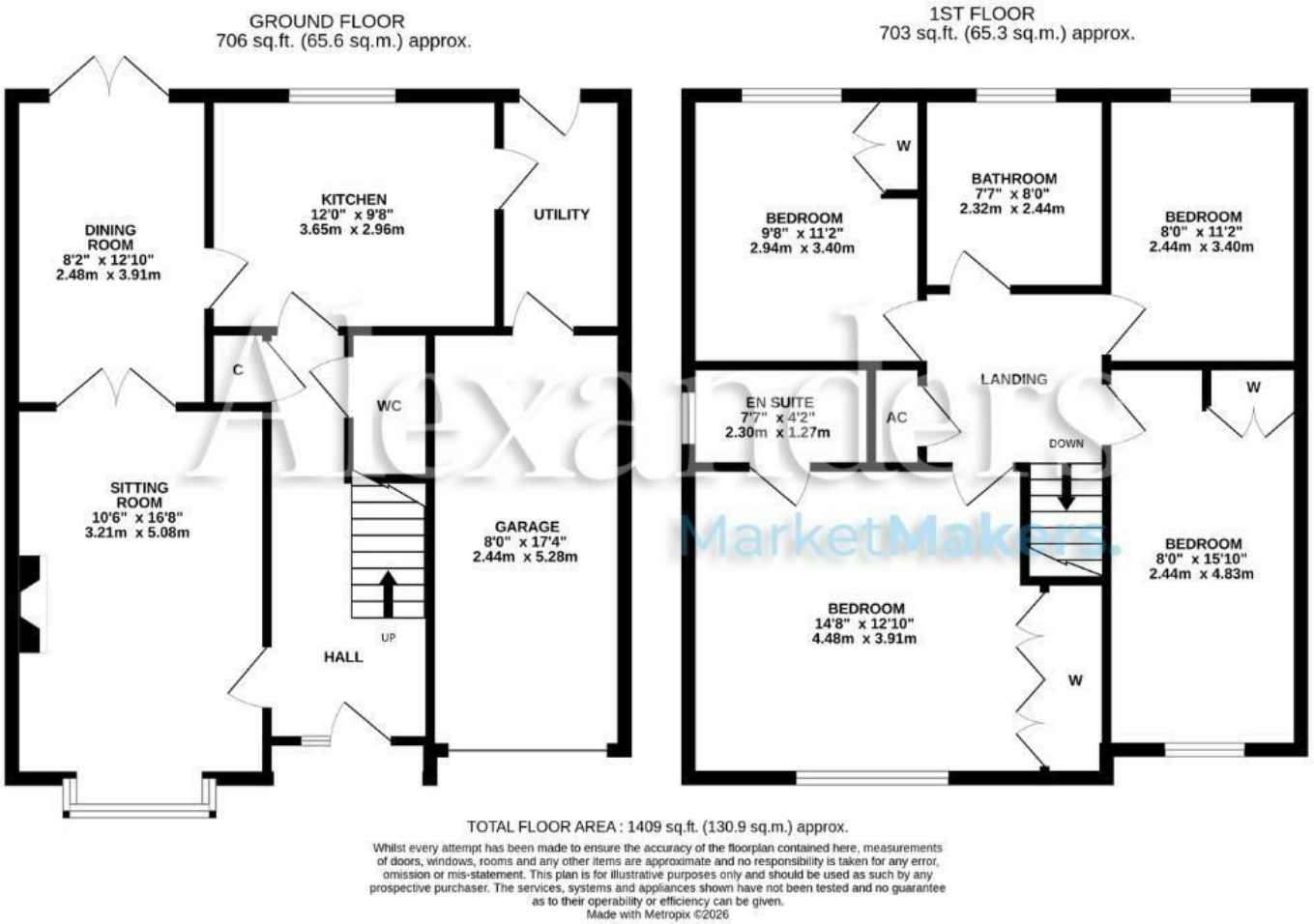
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither 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.

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 FLOOR AREA : 1409 sq.ft. (130.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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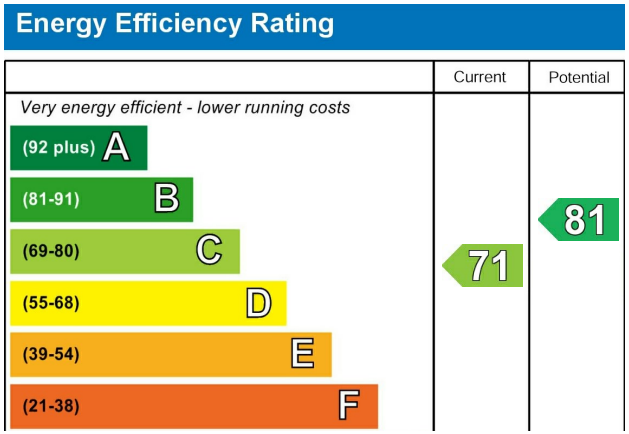

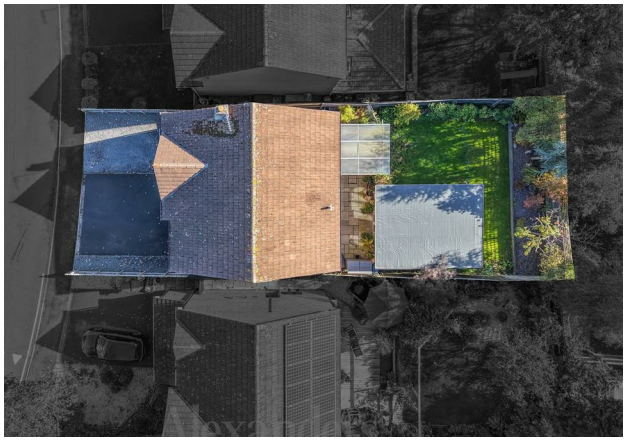



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