



2a Barklam Close

Donisthorpe | DE12 7QJ | Asking Price £260,000

**ROYSTON
& LUND**

- Three Well Proportioned Bedrooms
- Separate Utility Room
- Separate Bar Area To The Rear Garden
- Excellent Transport Links
- EPC Rating - E
- Integrated Kitchen Appliances
- Dining Area
- Ample Off Street Parking
- Short Drive From Numerous Amenities
- Freehold - Council Tax Band - B





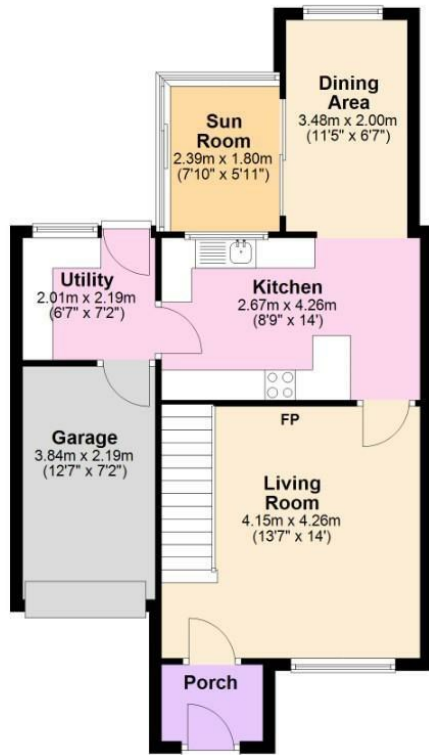
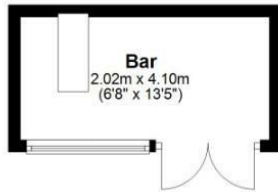
Royston and Lund are delighted to bring to the market this three bedroom semi detached property located in the desirable village of Donisthorpe. Situated close by to numerous local amenities that Donisthorpe has to offer from a well regarded primary school and local village pub. Not to mention being a short drive from Ashby De La Zouch Market Town where there are local shops and restaurants as well as independent cafes. Donisthorpe also provides excellent transport links to the further villages and larger cities via the M42 whilst also granting easy access to East Midlands Airport. This Property on Barklam Close would be a great fit for first time buyers or a growing family.



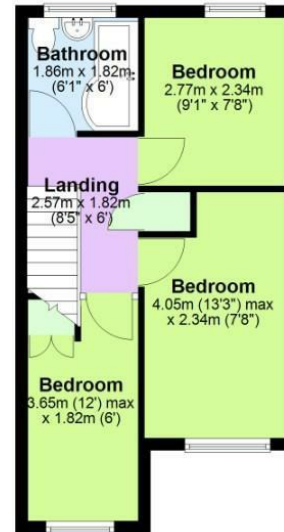
Ground floor accommodation comprises of a porch upon entry which leads through into the main reception room and stairs to the first floor. The living room is a generous size with front aspect window flooding the space with natural light, pieced together with a stylish electric fireplace. The kitchen is ample in size with integrated appliances such as an eye level oven, hob and extractor fan along with built in dishwasher and fridge freezer along and more than enough room to add further freestanding appliances. Off from the kitchen is the adjoining dining area having more than enough room for the family, which in turn leads into a sunroom through sliding doors furthermore granting access to the rear garden. Additionally the ground floor boasts of a utility room with fittings for a washer and dryer and allows access to the single garage and to the rear garden.

To the first floor there are three well proportioned bedrooms. The principle bedroom being a sizeable double with cove space for wardrobes. Bedroom two and three are both ample singles. All bedrooms share a three piece suite bathroom consisting of a bath with shower overhead along with a wash basin WC.

Ground Floor
Approx. 65.6 sq. metres (706.3 sq. feet)



First Floor
Approx. 32.0 sq. metres (344.3 sq. feet)



Total area: approx. 97.6 sq. metres (1050.6 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

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