



25 New Street

| DE12 7PG | Offers In The Region Of £176,000

ROYSTON  
& LUND



- Offers in the Region of £176,000
- Downstairs Bathroom & First Floor Shower Room
- Two Reception Rooms
- Adjacent to National Forest Walks and Local Areas of History
- Council Tax A
- Two Bedroom Victorian Terrace
- Further First Floor Room Ideal for a Dressing Room or Office Space
- Large West Facing Garden with Outbuildings
- EPC - D
- Freehold







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Entering into the property through the lounge there is a doorway to the inner hallway with stairs to the first floor and under stairs storage. A further doorway opens into the lounge to the rear. The kitchen is accessed through a door and is fitted with a range of floor and wall units with space for a built in oven, hob and space for free standing appliances. A door to the side opens out into the garden. A lobby area with built in storage leads through the downstairs 3 piece bathroom.

The first floor has two good sized double bedrooms and a further small room that could be used as a dressing room or office area with a 3 piece wet room to the rear.

To the rear of the property there is a large west facing garden with outbuildings and a shed; access to the garden is via the property or shared walkway to the rear.

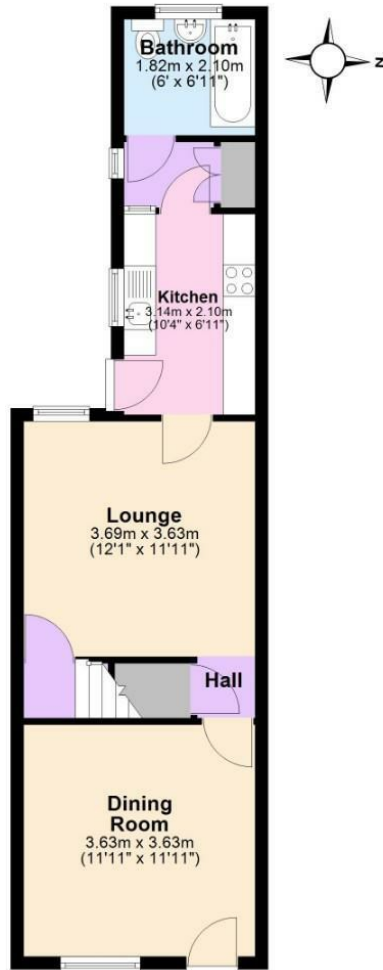
Donisthorpe is at the heart of the National Forest and immediately opposite the house is a footpath which leads to the Donisthorpe Woodland Park nature trail. This trail is very popular with walkers, cyclists and runners and runs from Donisthorpe following the canal to Moira Furnace and beyond to Conkers (the award-winning family nature centre) and the Albert Village Lake loop. Alternatively, it gives access in the opposite direction across the fields to Measham. Hicks Lodge also within the heart of the National Forest is also very close to Donisthorpe and access can be gained from this same trail. This gives a wealth of trails available in the area to potential buyers.

Donisthorpe is also ideally situated for access to the M42 so an ideal village for commuters. The village itself also has a strong community spirit.



### Ground Floor

Approx. 43.6 sq. metres (468.9 sq. feet)



### First Floor

Approx. 37.3 sq. metres (401.3 sq. feet)



Total area: approx. 80.8 sq. metres (870.2 sq. feet)



## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	59	82

### England & Wales

EU Directive  
2002/91/EC



### Environmental Impact (CO<sub>2</sub>) Rating

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

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