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20 Greenside Close

Donisthorpe | DE12 7PR | Guide Price £375,000

ROYSTON
& LUND

- Guide Price: £375,000 - £385,000
- Very Versatile Home with Multiple Reception Rooms
- First Floor Principle Bedroom with En-Suite
- Driveway for Multiple Vehicles & Garage
- EPC: C
- Three Bedroom Family Home
- Ground Floor Bedroom & Bathroom
- South Facing Garden
- Council Tax: D
- Freehold





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Ideally situated in the desirable village of Donisthorpe, is this spacious three bedroom detached family home. Offering flexible accommodation across two floors, generous living space and a beautiful south-facing rear garden, this property is perfectly suited to families or those seeking adaptable living arrangements.

Upon entering, you are welcomed by a spacious entrance hall with stairs rising to the first floor. The ground floor offers excellent versatility, featuring a generous double bedroom and a modern bathroom, making it ideal for multi-generational living or visiting guests. The comfortable living room flows effortlessly into the conservatory, providing an additional reception space with lovely views over the rear garden. A separate reception room offers further flexibility as a formal dining room, home office or family room. The well-appointed kitchen is complemented by a practical utility room, providing excellent storage and workspace.

To the first floor, the impressive principal bedroom benefits from its own private en-suite shower room, while a further spacious double bedroom is served by a stylish family bathroom, creating well-balanced accommodation for modern family life.

Externally, the property enjoys an attractive frontage with a driveway providing off-road parking for multiple vehicles. To the rear is a beautifully maintained south-facing garden, offering an excellent combination of lawn and patio space, perfect for relaxing, entertaining and enjoying the sunshine throughout the day. A single garage to the rear provides additional parking or useful storage.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	74	
(55-68) D		
(39-54) E		
(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

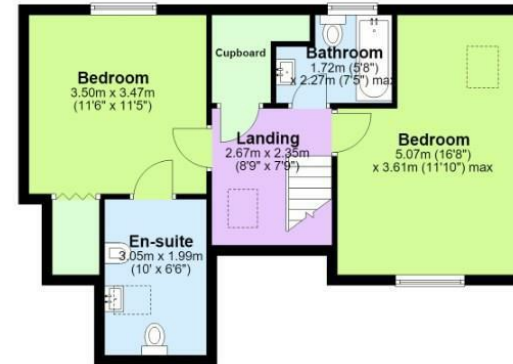
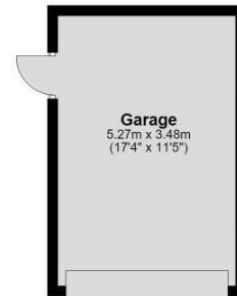
Ground Floor

Approx. 91.7 sq. metres (987.5 sq. feet)



First Floor

Approx. 49.8 sq. metres (536.1 sq. feet)



Total area: approx. 141.5 sq. metres (1523.6 sq. feet)

These particulars, whilst believed to be accurate are 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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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