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14 Ashby Road

Donisthorpe | DE12 7QG | Guide Price £240,000

ROYSTON
& LUND

- Guide Price £240,000 - £250,000
- A Short Walk From Beautiful Countryside Walks and the Local Park
- Large South Facing Garden
- Cellar
- Council Tax B // EPC D
- Charming Three-bedroom Victorian Terrace
- Large Open Plan Living Area, Separate Kitchen and Utility Room
- Family Bathroom and En-Suite
- Off Street Parking
- Freehold





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Situated in the heart of the National Forest, this charming three-bedroom Victorian terrace is located in the sought-after village of Donisthorpe, just a short walk from beautiful countryside walks and the local park. Situated in the heart of the National Forest, this charming three-bedroom Victorian terrace is located in the sought-after village of Donisthorpe, just a short walk from beautiful countryside walks and the local park.

You enter the property via a welcoming porch leading into a panelled hallway, which provides access to a large open-plan, dual-aspect living and dining area. Featuring a stunning bay window to the front and attractive feature fireplaces, this impressive space is perfect for both everyday family life and entertaining guests.

To the rear, the kitchen is fitted with a range of wall and base units, complete with a built-in oven and hob, and provides direct access to the rear garden. A separate utility area offers a sink and plumbing for a washing machine. The ground floor accommodation is completed by the family bathroom.

Upstairs, there are three generously sized double bedrooms. The principal bedroom, positioned at the front of the property, benefits from an ensuite WC and wash basin, added by the current owner.

The property also enjoys the added advantage of a cellar, currently used for storage but offering excellent potential for conversion into an additional reception room or workspace, subject to the necessary consents.

Outside, the large south-facing rear garden enjoys countryside views beyond and is mainly laid to lawn. At the far end, a hidden patio and seating area creates a wonderful private space for relaxing or entertaining during the summer months. To the front, there is off-road parking for two vehicles.



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	58		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) 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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