



13 Ashby Road

| DE12 7QF | Guide Price £180,000

ROYSTON  
& LUND



- Guide Price: £180,000 - £190,000
- Victorian Three Bedroom Semi Detached Home
- Large Garden With Views Over The Countryside
- Bathroom and Downstairs Shower Room with WC.
- Freehold
- No Upward Chain
- In Need of Modernisation.
- National Forest Walks Nearby
- Council Tax - A
- EPC - G





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The village offers a number of beautiful walks. Donsithorpe Country Park, National Forest walks through Willesley Woods and the local attraction of Hicks Lodge, Moira Furnace and Canal are all within walking distance. There is also a village Public House and Cafe within walking distance.

Three-bedroom home in the village of Donisthorpe. The property is in need of modernisation but offers an opportunity to acquire a period property and for the buyer to enhance the original features of the property.

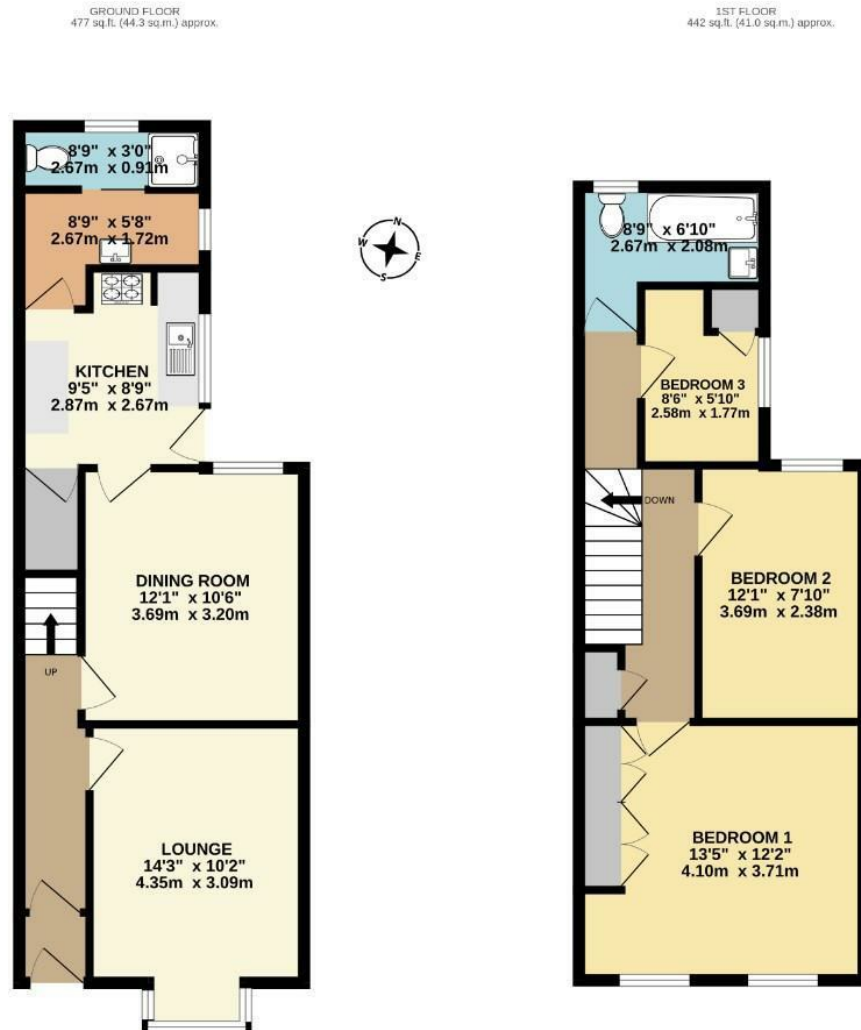
You enter the property into a hallway with stairs to the first floor. Leading from the hall there is a spacious lounge with a bay window to the front. The property also boasts a separate dining room which leads into the kitchen. The kitchen leads into a utility area that gives access to the rear garden and downstairs shower room and WC.

To the first floor there is a generous main bedroom at the front of the property with built in wardrobes there are two further bedrooms and a family bathroom.

The property benefits from a large rear garden with outbuildings. To the front there is off street parking for one car.







TOTAL FLOOR AREA: 918 sq.ft. (85.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.

Made with Measure 3/2025

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.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		71
		13
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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