



219 Ashby Road

Moira | DE12 6DP | Offers In The Region Of £425,000

ROYSTON  
& LUND

- Offers in the Region of £425,000
- Large Lounge to the Front
- Countryside Views to the Front
- Attached Garage, Gated Driveway.
- Council Tax C
- Unique Three Bedroom Detached Family Home in The Heart of the National Forest
- Spacious Kitchen/Diner with Double Door to the Rear
- Walking Distance to National Forest Attractions
- EPC D
- Freehold





#### NO UPWARD CHAIN

Located within the National Forest village of Moira, this spacious three-bedroom detached home occupies a generous plot and enjoys attractive countryside views. The property is approached via a private gated driveway and garden, offering a strong sense of privacy and security, and falls within the catchment area for the Moira Primary School and the sought-after secondary schools in nearby Ashby-de-la-Zouch.

Entering the property through an enclosed porch then into the entrance hallway, with L shaped open staircase with a potential study area., Access to the principal ground floor accommodation. To the front of the property is a generously sized living room, featuring a large window allowing natural light to fill the space. A sliding door leads through to the kitchen/diner at the rear, which can also be accessed directly from the hallway.

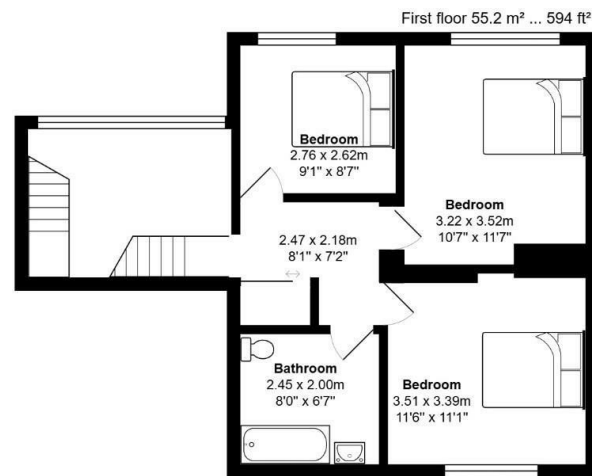
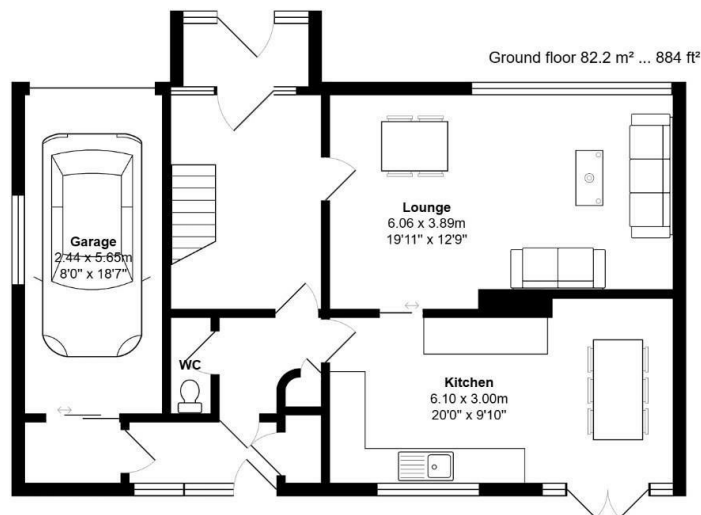
The kitchen is fitted with a range of wall and base units, incorporating a built-in oven, hob, and extractor, along with space for freestanding appliances. A large window overlooks the private rear garden, while double patio doors from the dining area open directly onto the garden, creating an ideal space for family living and entertaining. A convenient downstairs WC completes the ground floor accommodation.

To the first floor, a spacious landing — ideal for use as a study area — is enhanced by a beautiful stained-glass window. There are three well-proportioned double bedrooms, two positioned to the front and one to the rear. A family bathroom completes the first-floor layout.

Externally, the property benefits from an attached single garage with internal access from the house. The front garden is generously sized and complemented by a gated driveway, further enhancing the sense of privacy. The rear garden is enclosed and provides a private outdoor space. The A42 is a 10 minutes drive with links to Birmingham and the M1.

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Total Area: 137.4 m<sup>2</sup> ... 1479 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## 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>	<b>66</b>	<b>75</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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		

England & Wales EU Directive 2002/91/EC

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