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11a Tweentown

| LE67 2GG | Price Guide £170,000

ROYSTON  
& LUND

- Offer In The Region Of £160,000
- Lounge/Dining Room
- Bathroom
- Tiered Rear Garden
- Council Tax: A
- Situated in Donington-le-Heath
- Galley Kitchen
- Two Double Bedrooms
- Close to Numerous Amenities
- EPC: D





Offers In The Region of £160,000

Royston & Lund are delighted to present this beautifully maintained end-terraced home, ideally positioned in the sought-after village of Donington le Heath. Surrounded by charming local pubs, picturesque countryside walks, and excellent commuter links to Nottingham, Leicester, and Birmingham, this property offers an appealing blend of rural character and everyday convenience.

Upon entering, you are welcomed into a spacious lounge/dining room, thoughtfully designed to provide both comfort and versatility. This generous living space offers ample room for freestanding furniture and also provides access to the first floor.

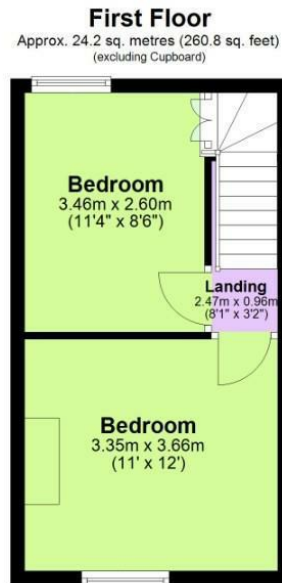
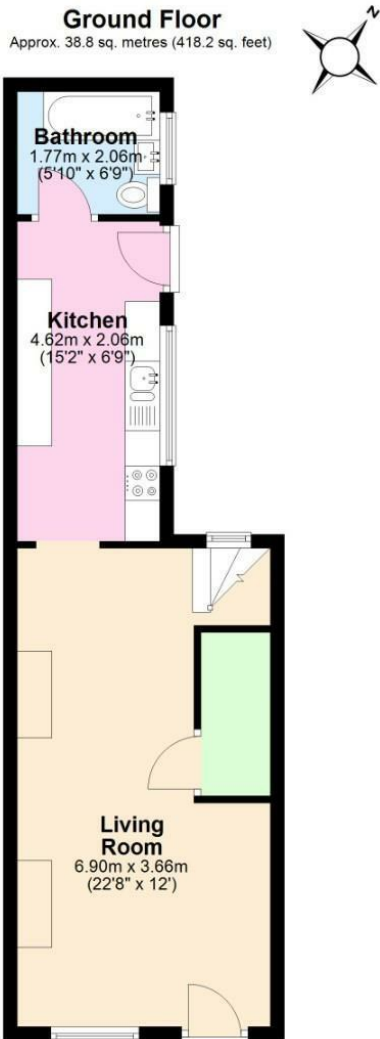
The galley-style kitchen is well-appointed with a range of fitted units and integrated appliances, including a hob and oven, creating a practical and stylish space for day-to-day living. Completing the ground floor is a contemporary bathroom fitted with a three-piece white suite, comprising a bath with overhead shower, WC, and wash basin.

To the first floor, the property boasts two well-proportioned double bedrooms, each offering comfortable accommodation and flexibility for a variety of needs.

Externally, the home benefits from access via an open shared garden, which leads to a private tiered garden. This outdoor space provides excellent potential for raised planting beds, outdoor seating, and garden furniture, ideal for enjoying the peaceful surroundings.

For more information: [https://reports.sprift.com/property-report/?access\\_report\\_id=5258930](https://reports.sprift.com/property-report/?access_report_id=5258930)





Total area: approx. 63.1 sq. metres (678.9 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>	<b>67</b>	<b>80</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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**ROYSTON  
& LUND**