



31 Moira Road

| DE12 7QD | Offers In The Region Of £320,000

ROYSTON
& LUND

- Offers in the Region of £320,000
- Log Burner Set in a Brick Fireplace
- Generous Sized Plot with a Summer House and Further Wooden Outbuilding
- Close To The National Forest and Woodland Walks
- Council Tax Band - A
- Three Bedroom End Terrace Cottage with Period Features
- Integrated Kitchen Appliances
- Garage with Workshop and Further off Street Parking
- Freehold
- EPC Rating - D





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Royston and Lund are pleased to bring to the market this three bedroomed end terraced property in Donisthorpe. Adjacent to a woodland park in the centre of the National Forest. The property has a lovely large garden with wooden outbuildings and ample off street parking.

Entering the ground floor accommodation, you come into a stunning lounge with lovely period features and a characterful log burner for those winter months. The kitchen diner is a good size with integrated appliances, including an oven, electric hob and extractor fan and a corner pantry for extra storage. Just off from the kitchen you have a utility room with space for freestanding appliances. There is downstairs WC for added convenience.

To the first floor we have two well proportioned double bedrooms and a further single bedroom which all share a generous sized four piece suite bathroom.

To the rear of the property, we have two outdoor seating areas with overhead shelter creating a nice entertaining area. Continuing further into the garden you have a lawned area aligned with flower beds and fenced borders. Towards the rear of the plot you have more land with ample space for parking as well as a single garage and a workshop, a summer house and further wooden outbuilding that could easily be converted into a sun room.

For more information; https://reports.sprift.com/property-report/?access_report_id=5013170





Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanIt.

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 firms 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		80
(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 (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		

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