



20 Greenside Close

Donisthorpe | DE12 7PR | Guide Price £375,000

ROYSTON
& LUND

- Guide Price: £375,000 - £385,000
- Very Versatile Home with Multiple Reception Rooms
- First Floor Principle Bedroom with En-Suite
- Driveway for Multiple Vehicles & Garage
- EPC: C
- Three Bedroom Family Home
- Ground Floor Bedroom & Bathroom
- South Facing Garden
- Council Tax: D
- Freehold





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Ideally situated in the desirable village of Donisthorpe, is this spacious three bedroom detached family home. Offering flexible accommodation across two floors, generous living space and a beautiful south-facing rear garden, this property is perfectly suited to families or those seeking adaptable living arrangements.

Upon entering, you are welcomed by a spacious entrance hall with stairs rising to the first floor. The ground floor offers excellent versatility, featuring a generous double bedroom and a modern bathroom, making it ideal for multi-generational living or visiting guests. The comfortable living room flows effortlessly into the conservatory, providing an additional reception space with lovely views over the rear garden. A separate reception room offers further flexibility as a formal dining room, home office or family room. The well-appointed kitchen is complemented by a practical utility room, providing excellent storage and workspace.

To the first floor, the impressive principal bedroom benefits from its own private en-suite shower room, while a further spacious double bedroom is served by a stylish family bathroom, creating well-balanced accommodation for modern family life.

Externally, the property enjoys an attractive frontage with a driveway providing off-road parking for multiple vehicles. To the rear is a beautifully maintained south-facing garden, offering an excellent combination of lawn and patio space, perfect for relaxing, entertaining and enjoying the sunshine throughout the day. A single garage to the rear provides additional parking or useful storage.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	74	
(55-68) D		
(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		

England & Wales EU Directive 2002/91/EC



Total area: approx. 141.5 sq. metres (1523.6 sq. feet)

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