



108 Ashby Road

| DE12 7QG | Guide Price £450,000

ROYSTON
& LUND

- Guide Price: £450,000 - £465,000
- First Floor Family Bathroom
- South Facing Lawn Garden with Seating Area
- Driveway for Multiple Vehicles & Garage
- Council Tax: D // EPC: F
- Three Bedroom Detached Family Home
- Open Plan Kitchen/Dining Room with Conservatory
- Convenient Ground Floor WC
- Stunning Field Views
- Freehold





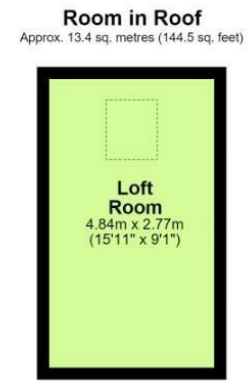
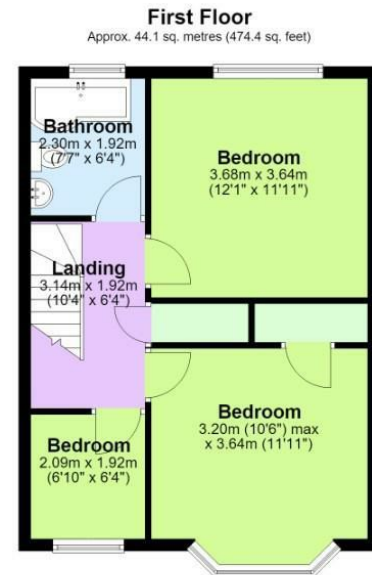
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Situated on a generous plot in the sought-after village of Donisthorpe, this beautifully presented three bedroom detached home enjoys open countryside views to the rear while remaining within easy reach of local amenities, including a village primary school and excellent transport links. Combining character with modern finishes, this is an ideal home for families and those looking to enjoy village living.

Ground floor accommodation begins with an inviting inner porch leading through to the entrance hall, where stairs rise to the first floor and access is provided to the living room, open plan dining room, kitchen and convenient ground floor WC. The living room is a bright and welcoming space, centred around a charming feature fireplace and a large bay window overlooking the front aspect. To the rear, the dining room provides an excellent space for entertaining and opens seamlessly into the conservatory, creating an additional reception area with views over the garden. The stylish galley kitchen is finished to a high standard with an extensive range of shaker-style units, quality worktops and integrated appliances, while offering pleasant views across the garden.

To the first floor are two generous double bedrooms, with the principal bedroom benefitting from a bay window to the front and the second enjoying far-reaching views across the neighbouring fields. The third bedroom is an ideal single room, nursery or home office, and all three are served by a contemporary family bathroom fitted with a modern three-piece suite. From the landing, a staircase leads to a versatile converted loft room, offering the perfect space for a hobby room, home office or occasional guest accommodation.





Total area: approx. 149.1 sq. metres (1604.9 sq. feet)



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			57
(39-54) E			
(21-38) F		29	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) 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	

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