219 Ashby Road

Moira | DE12 6DP | Offers In The Region Of £450,000

ROYSTON & LUND

- Offers in the Region of £450,000
- 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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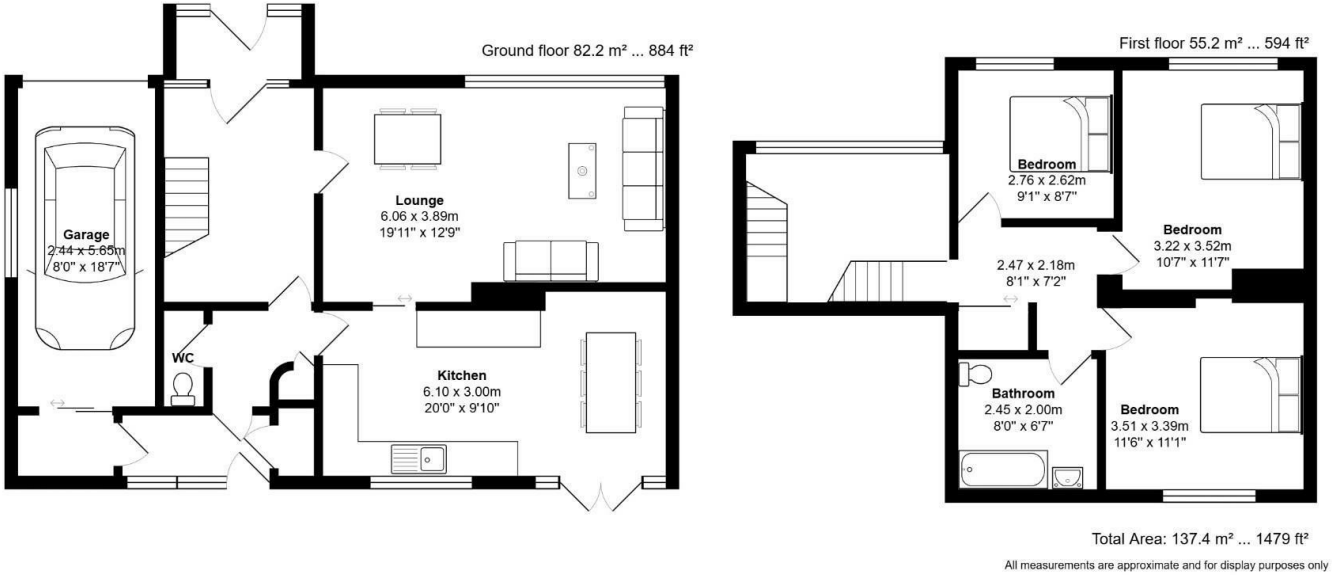

The Property Ombudsman

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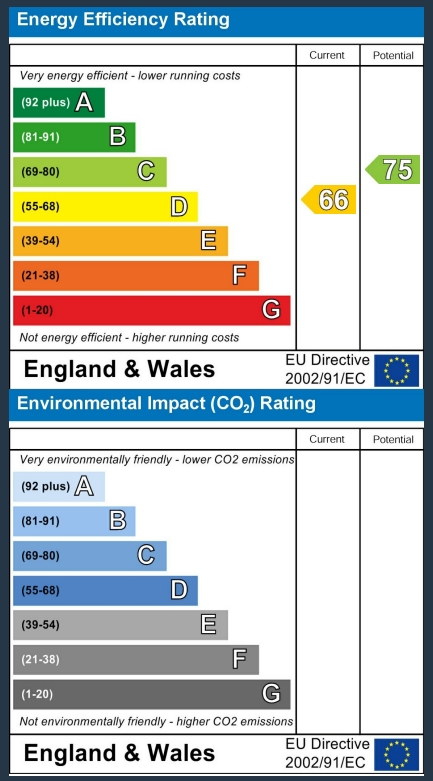
THE GUILD PROPERTY PROFESSIONALS

EPC



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