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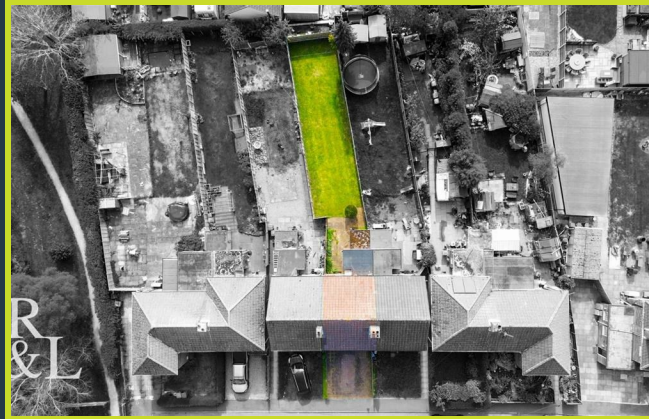
7 Acresford Road

Donisthorpe | DE12 7PT | Guide Price £210,000

ROYSTON
& LUND

- Guide Price £210,000 to £220,000 - *VACANT POSSESSION*
- Spacious Living Room with Fireplace
- Ground Floor Bathroom with Separate WC
- Driveway for Off-Road Parking
- Council Tax A // EPC E
- Three Bedroom Terrace
- Open Kitchen/Dining Room
- South Facing Garden
- Within a short Walk to National Forest Walks and Attractions
- Freehold





GUIDE PRICE £210,000-£220,000 - *Vacant Possession*

Situated in the sought-after village of Donisthorpe, this well-proportioned three-bedroom mid-town house offers generous living space and a truly impressive rear garden.

The property is entered via a welcoming hallway with stairs rising to the first floor. To the front, the spacious lounge is filled with natural light from a large double-glazed bay window and features a charming fireplace with a wooden mantelpiece, complemented by exposed overhead beams that add character to the room.

To the rear, the kitchen enjoys views over the substantial south-facing garden. It is fitted with a range of base and wall units, ample worktop space, and offers room for dining. A useful cupboard provides additional storage or pantry space, while the large window ensures the room feels bright and airy.

A rear hallway leads to the family bathroom and separate WC, as well as providing access to the garden. The bathroom is fitted with a bath and overhead shower, finished with a distinctive dark blue tiled surround.

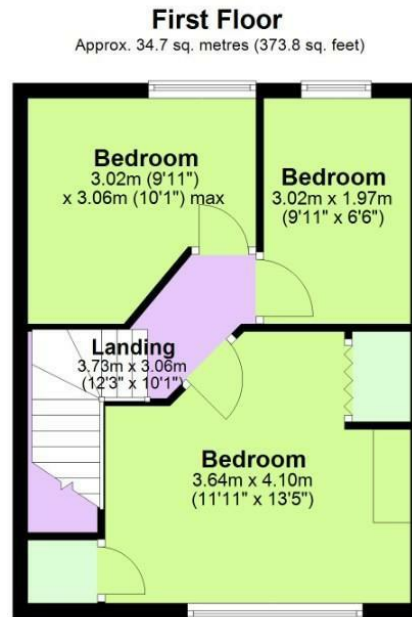
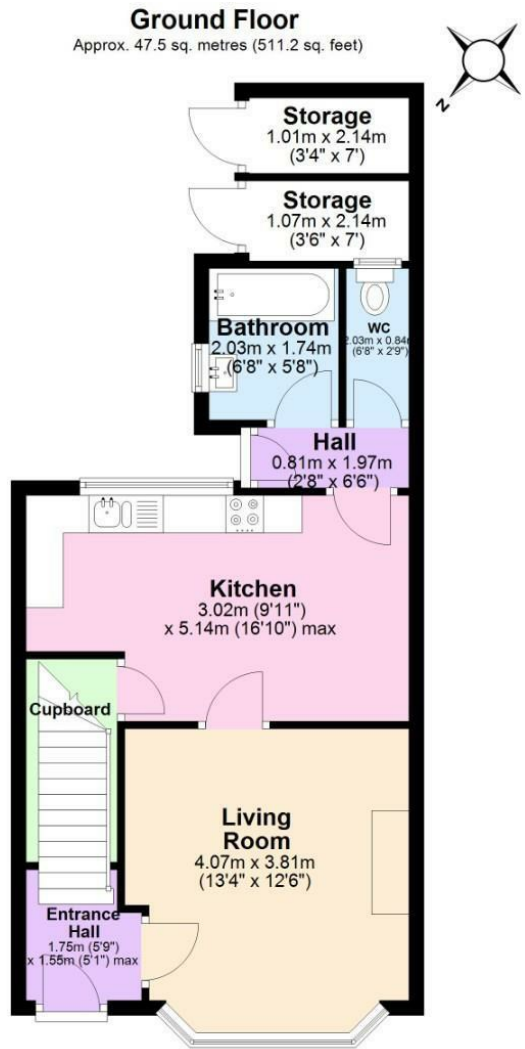
Upstairs, the landing gives access to all three bedrooms. The principal bedroom, located at the front, is a spacious room with two built-in storage areas and a large window, offering plenty of flexibility. The second bedroom, positioned at the rear, is a well-sized double overlooking the garden. The third bedroom is ideal as a guest room, nursery, or home office.

Externally, the standout feature of the property is the generous south facing rear garden, mainly laid to lawn and enclosed by fencing for a high degree of privacy. To the front, there is off-street parking for two vehicles.

Located with a short walk to National Forest walks and attractions.

For More Information: https://reports.sprift.com/property-report/?access_report_id=5210569





Total area: approx. 82.2 sq. metres (884.9 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			
(39-54) E		48	76
(21-38) F			
(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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