



5 Keepers Close

| DE12 6DB | Guide Price Guide Price of £190,000 - £200,000

ROYSTON
& LUND

- Guide Price of £190,000 - £200,000
- Good Size Living Room
- Bathroom with Shower over Bath
- Off-Road Parking for Two Vehicles
- EPC Rating - C
- A Well-Maintained Two-Bedroom Home in a Peaceful National Forest Village Setting
- Kitchen with Integrated Oven and Gas Hob
- West-Facing Garden with Rear Access / Storage
- Scenic walks around Moira Furnace Country Park and Canal Trails
- Council Tax Band - B, Freehold





Guide Price of £190,000 - £200,000

A Well-Maintained Two-Bedroom Home in a Peaceful National Forest Village Setting

This well-maintained two-bedroom home offers beautifully presented living throughout, making it an ideal choice for first-time buyers, downsizers, or those seeking a quiet village location.

Beyond the entrance hall, you are welcomed into a spacious, well-kept living room featuring an electric fireplace and sliding patio doors that open onto a lovely west-facing garden.

The neatly arranged kitchen is fitted with a range of wall and base units with an integrated oven and a four-ring gas hob, providing all the essentials for everyday cooking.

Upstairs, there are two well-proportioned bedrooms, one benefitting from integrated wardrobe space. A centrally located bathroom with a shower over the bath serves both bedrooms. Additional storage can be found in the under-stairs cupboard off the hallway.

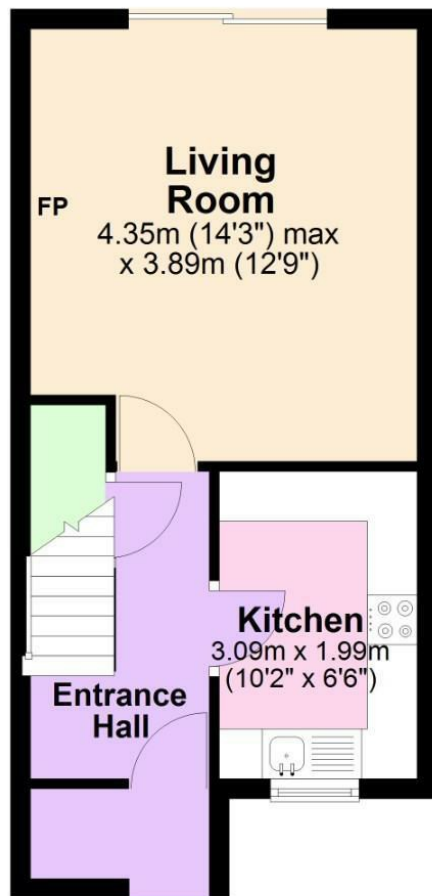
The garden has been thoughtfully landscaped with bordered planting, sleeper steps, plum slate chippings, and slabbed seating areas, offering a charming yet low-maintenance outdoor space. At the rear, there is practical storage along with a gate providing rear access. To the front, a private driveway provides off-road parking for two vehicles.

This property enjoys a peaceful village setting within the National Forest, close to local shops, a Co-op supermarket, cafés, and everyday amenities. The area offers scenic walks around Moira Furnace Country Park and canal trails. Moira Primary School is nearby, with Ivanhoe School and The Granville Academy just a short drive away. Excellent road links—including the A42, A511 and A444—provide easy access to Ashby-de-la-Zouch, Swadlincote, and Burton-upon-Trent, making this a well-connected yet tranquil place to call home.



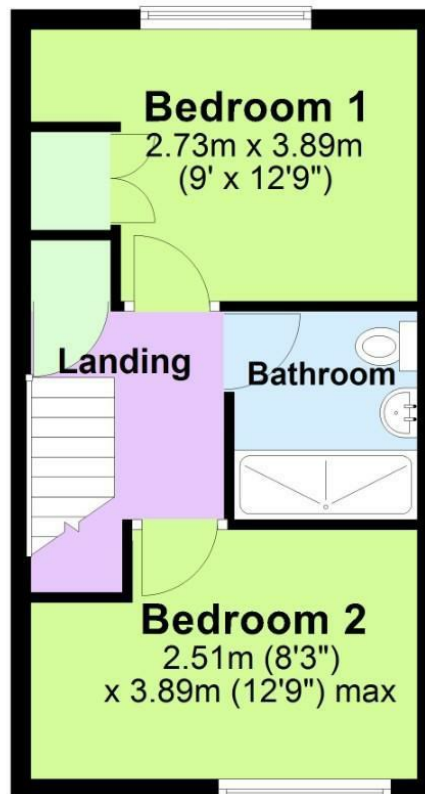
Ground Floor

Approx. 31.1 sq. metres (335.0 sq. feet)



First Floor

Approx. 29.3 sq. metres (315.5 sq. feet)



Total area: approx. 60.4 sq. metres (650.6 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(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



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