



25 New Street

| DE12 7PG | Guide Price £170,000

ROYSTON  
& LUND

- GUIDE PRICE £170,000-£180,000
- Two Bedroom Victorian Terrace
- Two Reception Rooms
- Adjacent to National Forest Walks and Local Areas of History
- EPC - D
- \*\* NO UPWARD CHAIN \*\*
- Downstairs Bathroom & First Floor Shower Room
- Large West Facing Garden with Outbuildings
- Council Tax A
- Freehold





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**\*\*NO UPWARD CHAIN\*\***

You are welcomed into the first lounge, which leads to an inner hallway featuring stairs to the first floor and useful under-stairs storage. A further doorway opens into a second lounge at the rear. The kitchen is accessed via a separate door and is fitted with a range of wall and base units, providing space for a built-in oven, hob, and additional freestanding appliances. A side door from the kitchen opens out into the garden. A lobby area with built-in storage leads to the ground-floor bathroom, which is fitted with a three-piece suite.

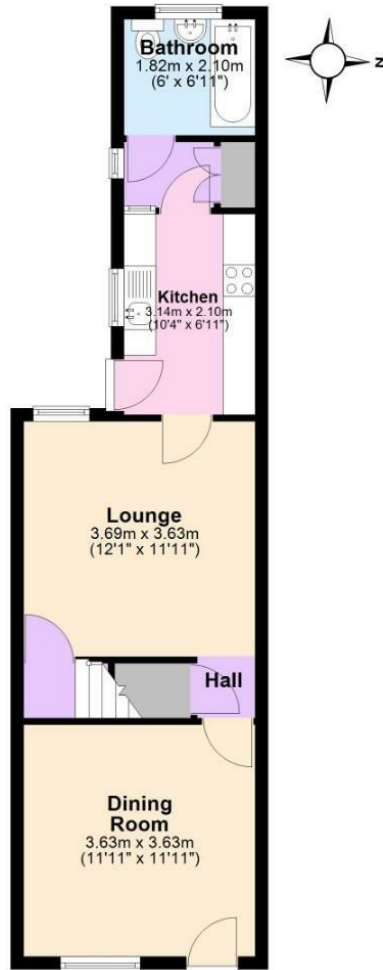
The first floor offers two well-proportioned double bedrooms and an additional smaller room. To the rear is a modern three-piece wet room.

Outside, the property benefits from a generous west-facing garden with outbuildings and a shed. The garden can be accessed directly from the property or via a shared rear walkway.

Donisthorpe is at the heart of the National Forest and immediately opposite the house is a footpath which leads to the Donisthorpe Woodland Park nature trail.



**Ground Floor**  
Approx. 43.6 sq. metres (468.9 sq. feet)



**First Floor**  
Approx. 37.3 sq. metres (401.3 sq. feet)



Total area: approx. 80.8 sq. metres (870.2 sq. feet)



**EPC**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC

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