



219 Ashby Road

Moira | DE12 6DP | Offers In The Region Of £425,000

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- Offers in the Region of £425,000
- 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.

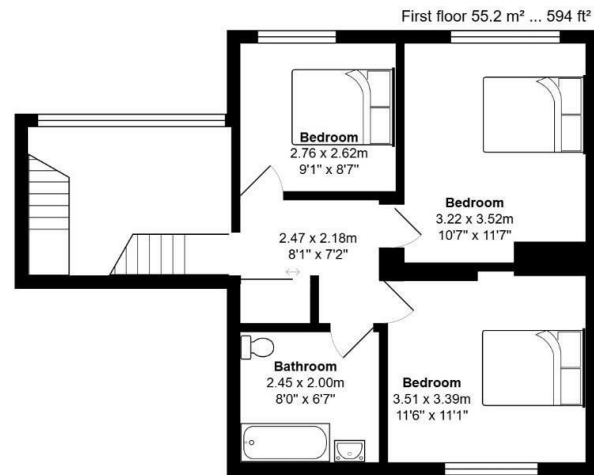
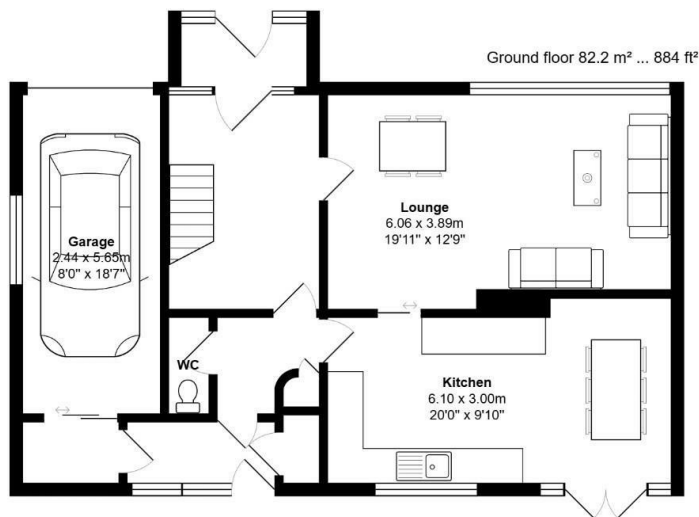
The kitchen is fitted with a range of wall and base units, incorporating a built-in oven, hob, and extractor, along with space for freestanding appliances. A large window overlooks the private rear garden, while double patio doors from the dining area open directly onto the garden, creating an ideal 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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Total Area: 137.4 m<sup>2</sup> ... 1479 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## EPC

### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (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 energy efficient - higher running costs |         |           |
|                                             | 66      | 75        |

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

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