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31 Moira Road

| DE12 7QD | Offers In The Region Of £320,000

ROYSTON
& LUND

- Offers in the Region of £320,000
- Log Burner Set in a Brick Fireplace
- Generous Sized Plot with a Summer House and Further Wooden Outbuilding
- Close To The National Forest and WoodInd Walks
- Council Tax Band - A
- Three Bedroom End Terrace Cottage with Period Features
- Integrated Kitchen Appliances
- Garage with Workshop and Further off Street Parking
- Freehold
- EPC Rating - D





Offers in the Region of £320,000

Royston and Lund are pleased to bring to the market this three bedroomeed end terraced property in Donisthorpe. Adjacent to a woodland park in the centre of the National Forest. The property has a lovely large garden with wooden outbuildings and ample off street parking.

Entering the ground floor accommodation, you come into a stunning lounge with lovely period features and a characterful log burner for those winter months. The kitchen diner is a good size with integrated appliances, including an oven, electric hob and extractor fan and a corner pantry for extra storage. Just off from the kitchen you have a utility room with space for freestanding appliances. There is downstairs WC for added convenience.

To the first floor we have two well proportioned double bedrooms and a further single bedroom which all share a generous sized four piece suite bathroom.

To the rear of the property, we have two outdoor seating areas with overhead shelter creating a nice entertaining area. Continuing further into the garden you have a lawned area aligned with flower beds and fenced borders. Towards the rear of the plot you have more land with ample space for parking as well as a single garage and a workshop, a summer house and further wooden outbuilding that could easily be converted into a sun room.

For more information; https://reports.sprift.com/property-report/?access_report_id=5013170



EPC

Energy Efficiency Rating

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

EU Directive
2002/91/EC

England & Wales

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		

EU Directive
2002/91/EC

England & Wales



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**ROYSTON
& LUND**