

Rangers Rise, COALVILLE, Leicestershire

Offers in excess of: £280,000

Frank Innes
est. 1932













THREE BEDROOM SEMI-DETACHED HOUSE, immaculately presented and situated within the highly sought-after village of Donington le Heath, offering stylish and well-maintained accommodation throughout.

The welcoming lounge benefits from dual aspect windows allowing for an abundance of natural light, fitted blinds, useful understairs storage and an attractive media wall, creating a comfortable and contemporary living space.

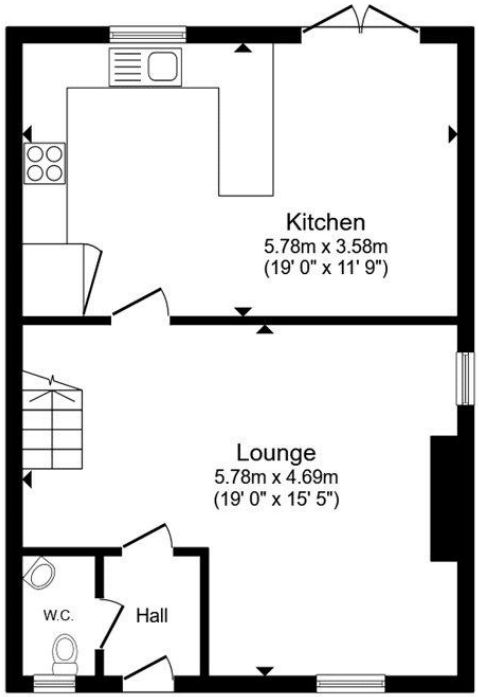
To the rear of the property is a superb open-plan kitchen diner, fitted with a range of modern wall and base units, breakfast bar and French doors opening onto the rear garden. The space is finished with a convienient WC and basin with LVT flooring throughout, making it both practical and stylish for everyday family living and entertaining.

The first floor comprises three well-proportioned bedrooms. Bedroom one features fitted blinds, an overstairs storage cupboard and a modern en-suite shower room. Bedroom two benefits from built-in wardrobes and fitted blinds, whilst bedroom three is also complete with fitted blinds. The family bathroom is fitted with a three-piece suite comprising a bath with shower over, wash hand basin, WC and heated towel rail.

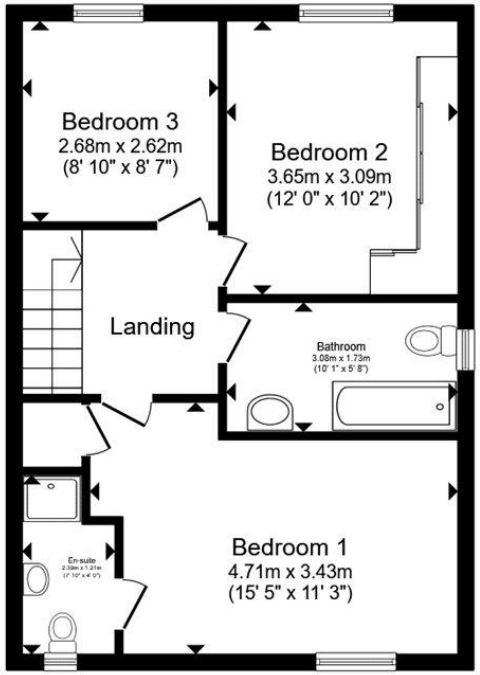
Externally, the property enjoys block paved driveway and a beautifully landscaped rear garden featuring a lawn, paved patio seating area and raised planted beds. A particular feature of the garden is the fully insulated log cabin, complete with power and lighting, providing an ideal home office, gym, hobby room or entertaining space.



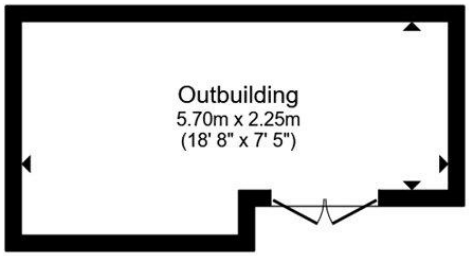




Ground Floor



First Floor



Outbuilding

Total floor area 98.1 m² (1,056 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **C**

Tenure: **Freehold**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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