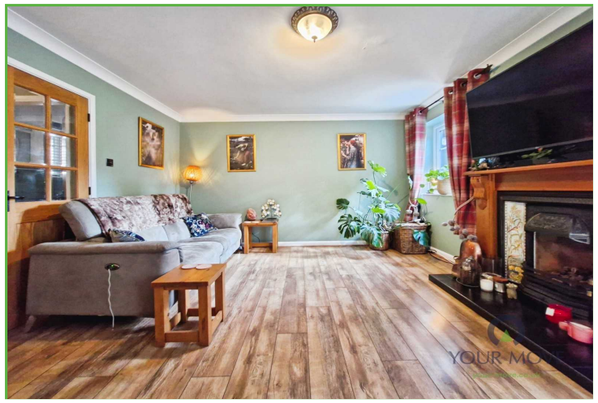


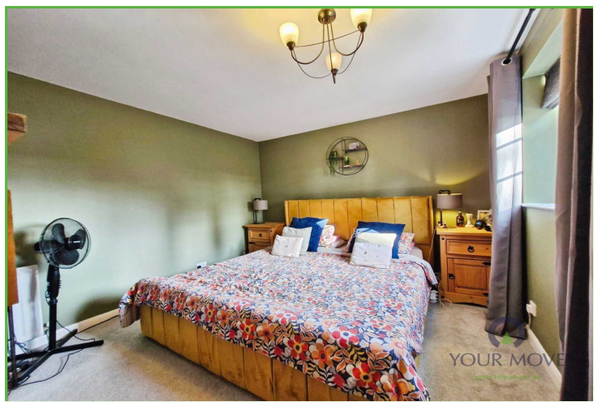


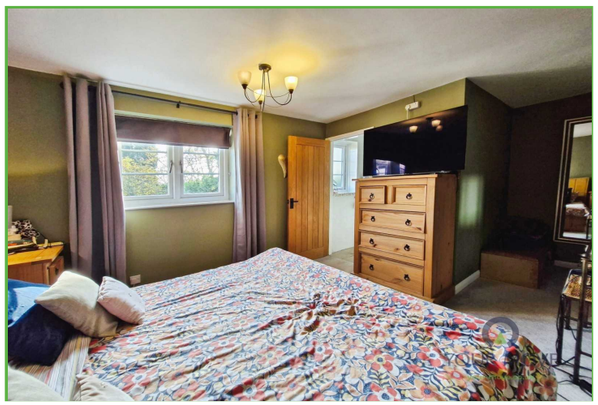












Townsend Lane, Donington Le Heath, Coalville, Leicestershire, LE67

Asking Price: £325,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Townsend Lane, Donington Le Heath, Coalville, Leicestershire, LE67

Asking Price: £325,000 Tenure: Freehold

Council Tax Band: D
EPC Rating: D
Local Authority: North West Leicestershire

Other important information which you will need to know about this property can be found at your-move.co.uk

A fantastic opportunity to purchase this attractive four-bedroom detached home, boasting spacious accommodation, a cosy lounge and a beautiful, private rear garden. Ideally positioned in the popular village of Donington le Heath, with lovely countryside walks nearby.

Description
Situated in the popular village of Donington le Heath, this impressive four-bedroom detached home offers spacious accommodation, a private and peaceful rear garden, and lovely views.

Stepping inside, the spacious entrance hallway leads through to the kitchen/dining room, fitted with a range of wall and base units, generous worktop space, electric hob, oven, microwave, integrated dishwasher and space for a washing machine. There is also a useful pantry cupboard with power. A convenient ground floor WC complete the hallway.

To the rear, the cosy and spacious lounge provides a wonderful place to relax, featuring a feature fireplace and French doors opening onto the garden. Enjoying a completely private, unoverlooked outlook, this is a particularly inviting reception space.

Upstairs, four bedrooms are served by the family bathroom. The spacious main bedroom enjoys a lovely rear-facing treeline outlook and benefits from an en-suite shower room. Bedroom two is a small double, while bedrooms three and four are well-sized singles, offering excellent potential as a home office. The family bathroom comprises a bath, pedestal wash hand basin and WC.

Outside, the front benefits from a tarmac driveway, while the private rear garden features a tiled patio, pergola, lawn, established trees, hedging and planted borders, together with a further generous patio to the rear. There is also access into the garage, which benefits from power and plumbing. The property has also benefited from updated windows, doors and gutters, adding to its overall appeal.

LOCATION: Donington le Heath offers a pleasant village setting, with attractive surroundings and lovely nearby countryside walks. Conveniently positioned for local amenities and transport links, the village provides an appealing balance of peaceful surroundings and everyday convenience.

Ground Floor

Entrance Hall
7'11" x 7' (2.41m x 2.13m)
Spacious and welcoming entrance with access to the main living areas.

Kitchen/Dining Room
15' x 11' (4.57m x 3.35m)
Range of wall and base units, generous worktop space, integrated appliances and useful pantry cupboard with power.

W/C
4' x 3' (1.22m x 0.91m)
Convenient ground floor cloakroom.

Lounge
15' x 12' (4.57m x 3.66m)
Spacious and cosy reception room with feature fireplace, French doors and a private garden outlook.

First Floor

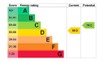
Bedroom One
11' x 10' (3.35m x 3.05m)
Generous double bedroom with a lovely rear-facing treeline outlook and en-suite shower room.

En-Suite
5' x 5' (1.52m x 1.52m)
Three-piece suite comprising mains-fed rainfall shower, pedestal wash hand basin, WC and ladder radiator.

Bedroom Two
11' x 7' (3.35m x 2.13m)
Front-facing small double bedroom.

Bedroom Three
8' x 7' (2.44m x 2.13m)
Front-facing single bedroom.

Bedroom Four
9' x 5'10" (2.74m x 1.78m)
Front-facing single bedroom, ideal for use as a home office.



For full EPC please contact the branch.

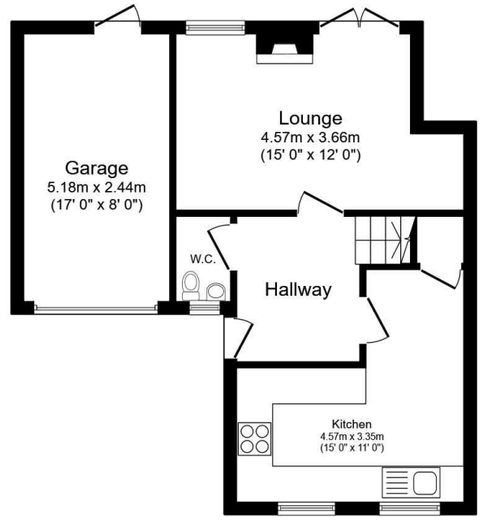
Bathroom
6'11" x 6' (2.1m x 1.83m)
Three-piece suite comprising bathtub, pedestal wash hand basin and WC.

Outside

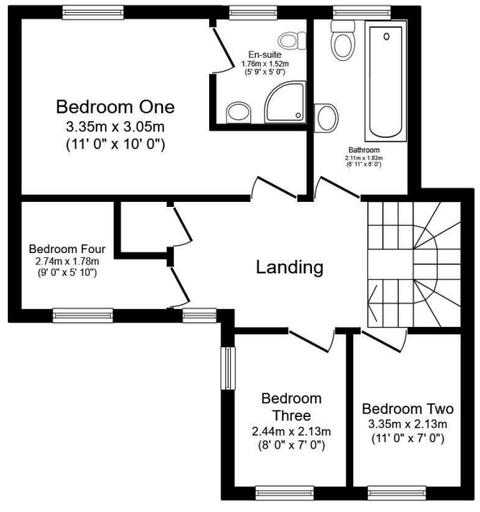
Front
Tarmac driveway providing off-road parking, with access to the property and garage.

Garden
Private and peaceful garden featuring a tiled patio, pergola, lawn, established trees, hedging and planted borders, together with a further generous patio to the rear. Rear access into the garage.

Garage
17' x 8' (5.18m x 2.44m)
The garage benefits from both power and plumbing, offering useful additional storage and practical utility space.



Ground Floor



First Floor

Total floor area: 88.1 sq.m. (949 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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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