

FOR SALE
£725,000



Love Lane, Donnington

DESCRIPTION

Spacious & Versatile Four-Bedroom Detached Family Home with Stunning Private Garden
Originally built in 1965 and thoughtfully extended over the years, this deceptively large four-bedroom detached home offers generous living spaces, a beautifully maintained south-westerly facing garden, and exciting potential for modernisation. Set within a large, mature plot, the rear garden is a true sanctuary, offering a high degree of privacy and acting as a haven for wildlife. An elevated terrace patio provides the perfect setting for alfresco dining, with steps leading down to a lush lawn surrounded by an array of mature shrubs and plants. A greenhouse and log store are discreetly tucked away at the rear boundary.

Upon entering, you are welcomed by a spacious and inviting hallway, leading to: A downstairs cloakroom for convenience. A good-sized study, ideal for home working or additional living space. A large dining room featuring a wooden floor and a characterful fireplace, flowing through an archway into: A generously sized lounge with a feature fireplace, open fire, and French doors opening onto the garden. A well-appointed kitchen, fitted with a range of cabinets and ample work surfaces, with a door leading to: A good-sized utility room for added practicality. On the first floor there is a light and airy landing with a linen cupboard. A spacious master bedroom with fitted wardrobes and an ensuite shower room. Two further double bedrooms, both with built-in wardrobes. A fourth single bedroom, ideal as a child's room or study. A family bathroom, offering potential for updating.

Outside: A good-sized driveway provides off-road parking for 3-4 vehicles. A large garage/workshop with a door leading directly to the rear garden. To the right of the house, a shared pathway with a lockable door also provides convenient access to the garden. The rear garden is truly spectacular, offering privacy, tranquility, and a connection to nature. The elevated terrace is perfect for entertaining, while the lush lawn and mature planting create a peaceful retreat. There is also the bonus of a greenhouse and log store .

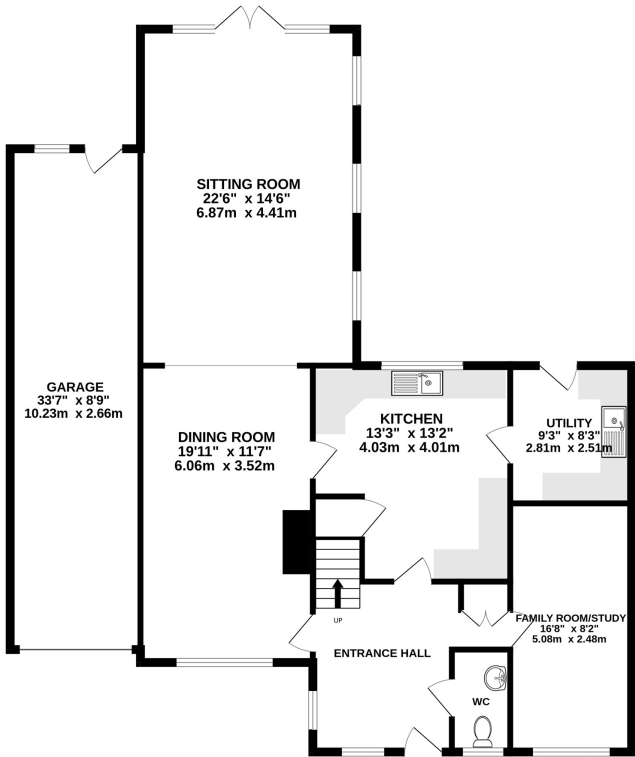
This fantastic family home is ideally situated for families, with Shaw-cum-Donnington Primary School just a stone's throw away and Trinity Secondary School within walking distance. The area also benefits from excellent local amenities, including The Castle pub and cricket pitch, while outdoor enthusiasts will love the wonderful countryside walks leading to the historic Donnington Castle. This well-maintained home presents an excellent opportunity to modernise the kitchen and bathrooms to your taste while enjoying spacious, character-filled living areas and a stunning private garden.



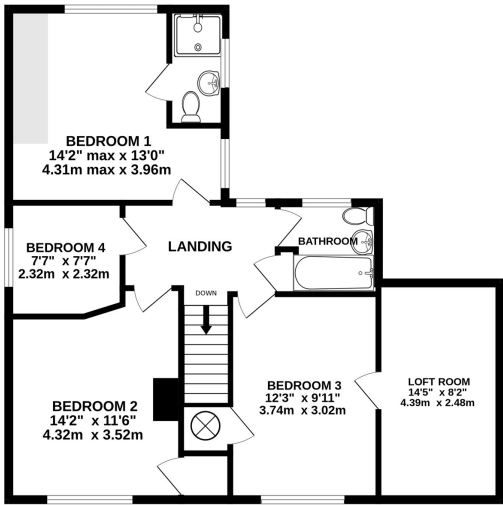
ENERGY EFFICIENCY RATING



GROUND FLOOR
1393 sq.ft. (129.4 sq.m.) approx.



















1ST FLOOR
793 sq.ft. (73.7 sq.m.) approx.

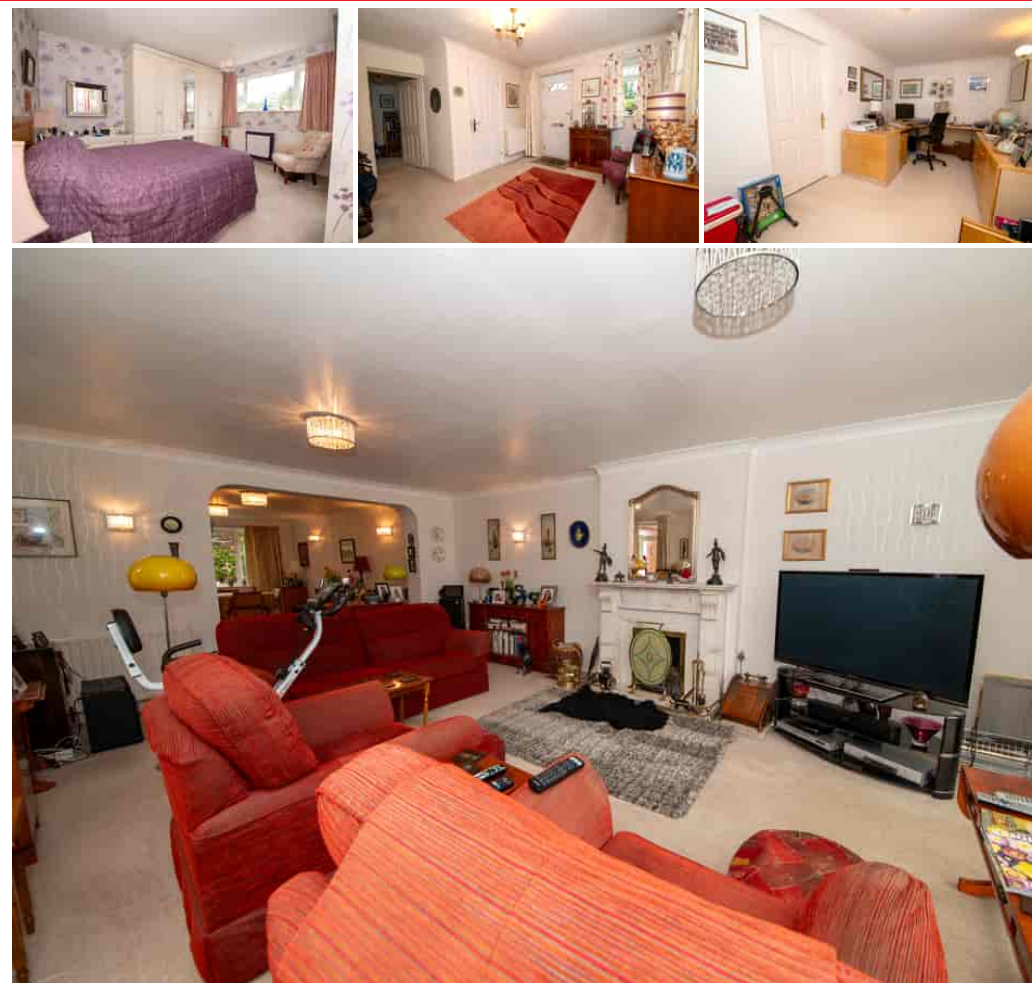


TOTAL FLOOR AREA : 2186 sq.ft. (203.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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-  Welcoming entrance hall
-  Cloakroom
-  Family room/ study
-  Kitchen/ breakfast room
-  Utility room
-  Dining room
-  Sitting room
-  Large garage
-  Master bedroom with ensuite shower room
-  Two further double bedrooms
-  Fourth single bedroom
-  Loft room
-  Family room
-  Driveway parking for several vehicles
-  Large South facing rear garden
-  Council tax band E



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