



10 The Green, Donington le Heath, Coalville, Leicestershire. LE67
2GE

£240,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

A delightful three-bedroom cottage is situated in the sought-after village of Donington le Heath and offers surprisingly spacious accommodation. The property includes an entrance porch, ground floor WC, recently modernised kitchen, separate breakfast area, living room, and a separate sitting room on the ground floor. Upstairs, there are three bedrooms, including a master bedroom with a dressing room, and a family bathroom. Outside, the property features a mature garden at the rear and a low-maintenance garden at the front. Additional features include double glazing and gas central heating.

VIEWING IS HIGHLY RECOMMENDED.

EPC Rating: E.(Awaiting updated) Council Tax Band: A FREEHOLD

FEATURES

- Charming spacious cottage
- Village location with amenities
- Main bedroom with dressing room
- Three reception rooms
- Beams to ceiling
- Log burner
- Gas central heating
- uPVC Double Glazed Windows
- Three bedrooms
- Refitted Kitchen
- Ground floor WC/Utility



ROOM DESCRIPTIONS

Location

Entrance Porch

1.35m x 1.48m (4' 5" x 4' 10") With composite door, door leading into the kitchen, the window also housed Gas Combi Boiler.

Kitchen

The kitchen measures 5.23m x 2.59m (17'2" x 8'6") and features a range of matching wall and base units with high-gloss soft closing doors and drawers. It includes a stainless steel sink with a mixer tap, butchers block work surface, integral oven and grill with a four-ring gas hob and extractor hood. There is also space and plumbing for additional appliances, tiled flooring, and tiled splashbacks. The kitchen is partly open plan to the breakfast area.

Breakfast Room

3.08m x 2.11m (10' 1" x 6' 11") Having uPVC double glazed window and door to the rear garden, feature fireplace, tiled floor and radiator.

Living Room

The room measures 3.43m x 3.56m (11'3" x 11'8") with a uPVC double glazed window to the front aspect, a radiator, built-in cupboards, herringbone engineered wood flooring, and exposed beams on the ceiling. It also features a stunning inglenook fireplace with a wood-burning stove, and double doors that provide access to the sitting room. flooring and exposed beams to ceiling, feature inglenook fireplace with wood burning stove. Double doors give access into the sitting room.

Sitting room

4.09m x 3.56m (13'5" x 11'8") - With uPVC double glazed window and uPVC double glazed door to the rear, as well as a radiator, pendant lighting, a feature fireplace, and engineered oak flooring.

WC/Utility

With low level wc and wash hand basin, tiled flooring and access to understairs storage with space and plumbing for a washing machine.

Landing

Has a storage cupboard and radiator.

Main Bedroom

3.53m x 3.20m (11'7" x 10'6") - uPVC double-glazed window to the front, radiator, TV point and ceiling spotlights, feature chimney breast, exposed beams and access to the dressing room.

Dressing room

2.08m x 2.03m (6'10" x 6'8") - With uPVC double glazed window and radiator.

Bedroom Two

2.74m x 1.88m (9'0" x 6'2") - Having uPVC double glazed window, built in storage cupboard, TV point and radiator.

Bedroom Three

2.39m x 1.80m (7'10" x 5'11") - With uPVC double glazed window, radiator and built in wardrobe.

Bathroom

Consists of a modern white suite with a double shower, low-level WC, and wash hand basin. It includes storage underneath, a tiled floor, complimentary tiled walls, a heated towel rail, and a uPVC double-glazed opaque window to the side aspect.

Outside

The well-presented garden is mainly slabed with pebbled areas with planted pots and beds, slate chippings, mature trees and a fenced boundary with a rear decked area and a side gate. There is access for bins and general use over 12 & 18.

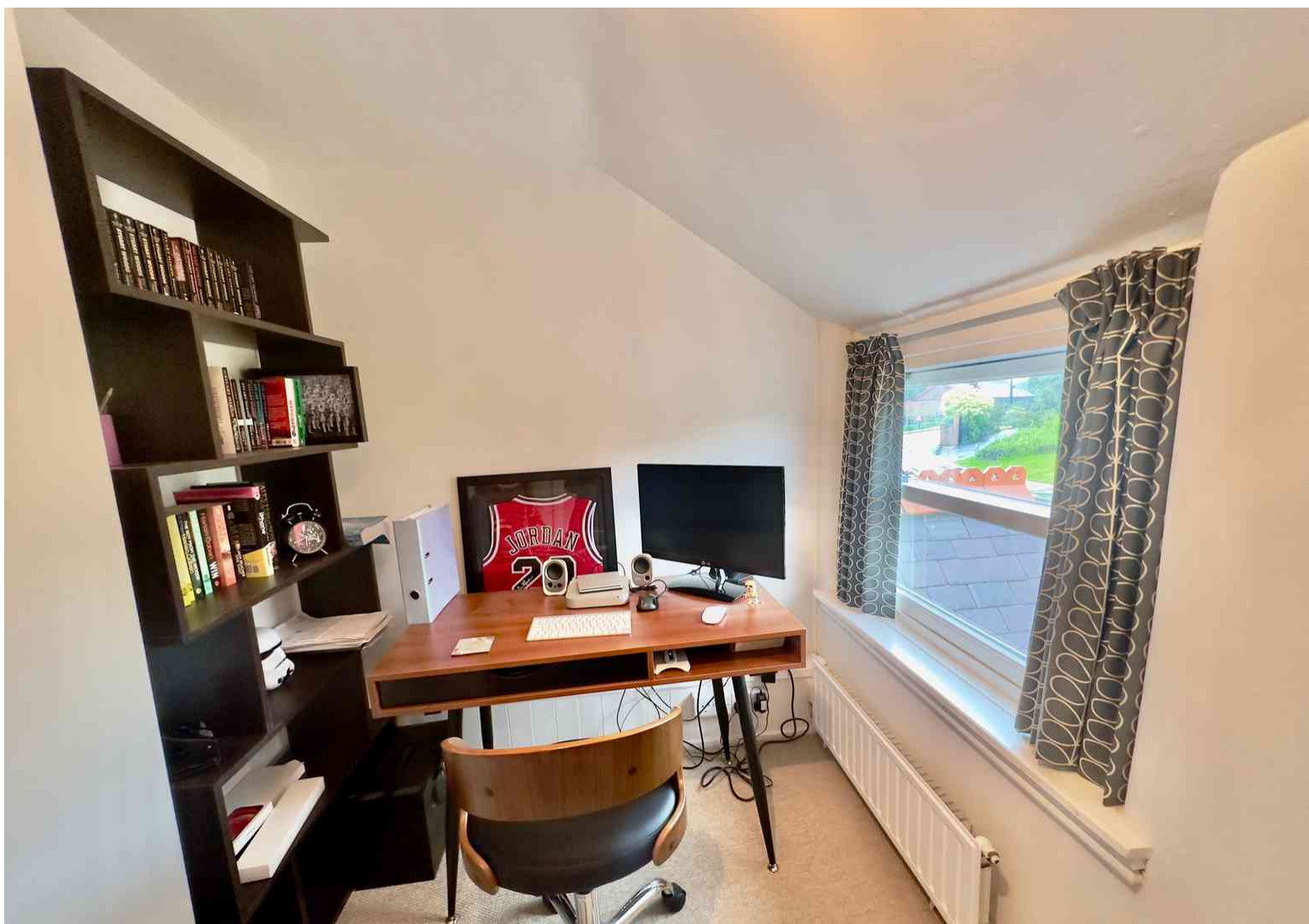
Agent Information

This property is a traditional brick and rendered property. With 02 and Vodafone have full strength reception. Three and EE having medium. Standard internet broadband speed is 16mdps

Legals

These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such as curtains, carpets, light fittings and sheds. These sales details, the descriptions and the measurements herein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in a good structural condition of otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle lens. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves Reddington Homes Ltd will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan is included as guide layout only. Dimensions are approximate and not to scale.







FLOORPLAN & EPC

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	