



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

£350,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Situated on the edge of the village, 54 The Green offers charming countryside views and a perfect blend of character and comfort. This semi-rural property is an ideal family home, boasting spacious living areas, a large garden, off-road parking, and a garage. Its characterful features, including exposed beams, leaded windows, and an inglenook fireplace, add to its vintage charm, all while offering modern conveniences.

Council Tax Band D EPC Rating E

FEATURES

- Semi-Rural with Countryside Views
- Three Double Bedrooms - Master with En-Suite
- Spacious Living Areas & Large Garden
- Exposed Beams & Inglenook Fireplace
- Fully Fitted Kitchen with Pantry
- Dining Room with Elevated Views Over Garden
- Full of Character with Modern Conveniences
- Off-Road Parking & Garage
- EPC Rating E
- Council Tax Band D



ROOM DESCRIPTIONS

Ground Floor

Entrance Reception Room

3.82m x 3.33m (12' 6" x 10' 11") Accessed via a side wooden door, the welcoming entrance reception room features an open fireplace (currently with an electric heater), exposed beam ceilings, a UPVC double-glazed leaded window to the front aspect, a double panel radiator, and tiled flooring. Stairs lead to the first-floor landing, with doors opening into the kitchen and sitting room.

Sitting Room

6.76m x 3.72m (22' 2" x 12' 2") A spacious, cozy area with an impressive inglenook fireplace housing a log burner, tiled hearth, exposed wooden beams, and beam ceilings. The room is carpeted with two double panel radiators and a UPVC double-glazed leaded window to the front aspect. Double doors open into the third reception room, currently used as a dining room.

Kitchen

3.42m x 2.8m (11' 3" x 9' 2") A fully fitted, traditional painted wood kitchen with a Belfast sink, tiled splashback, and a floor-mounted Rangemaster double oven with a separate grill, 5-ring hob, and hot plate. Integrated spotlights, tiled flooring, a double panel radiator, and an archway leading to the separate pantry and dining room complete this space.

Reception/Dining Room

6.08m x 2.82m (19' 11" x 9' 3") This versatile room offers elevated views over the rear garden, featuring sealed unit wooden windows, patio doors leading onto the veranda, laminate flooring, and double doors back into the lounge. An archway leads to an inner hallway.

Inner Hallway

Provides side access to the garage, offering additional storage space for coats and shoes.

Ground Floor WC

Fitted with a low-flush WC, corner washbasin with tiled splashback, UPVC double-glazed window, pendant lighting, and a radiator.

Garage

5.6m x 2.85m (18' 4" x 9' 4") Steps lead down into the garage with double doors opening onto the driveway. Features include a wall-mounted Ideal Pro Logic Combi 30 gas central heating boiler, electric lighting and power, and a window to the rear aspect.

First Floor Landing

Frosted leaded window to the side aspect, pendant lighting, and access to the loft space.

Bedroom One (Primary Suite)

3.55m x 3.14m (11' 8" x 10' 4") A spacious room with a UPVC double-glazed window to the rear, single panel radiator, carpeted flooring, and an archway leading to a built-in storage cupboard.

En-Suite Shower Room

2.27m x 1.81m (7' 5" x 5' 11") Comprising a low-flush WC, pedestal washbasin, double shower, tiled flooring, heated towel rail, and an extractor fan.



ROOM DESCRIPTIONS

Bedroom Two

3.78m x 3.28m (12' 5" x 10' 9") Featuring a UPVC double-glazed leaded window to the front, built-in wardrobes with shelving, a single panel radiator, pendant lighting, and carpeted flooring.

Bedroom Three

3.79m x 3.31m > 2.37m (includes wardrobes) (12' 5" x 10' 10") UPVC double-glazed window to the front, double panel radiator, and carpeted flooring.

Bedroom Four (Study/Dressing Room)

3.42m x 1.32m (11' 3" x 4' 4") Currently used as a study, with a UPVC double-glazed leaded window to the rear, shelving for storage, a single panel radiator, TV aerial point, and carpeted flooring. It may accommodate a single bed or cot, making it ideal as a dressing room or nursery.

Family Bathroom

2.36m x 2.34m (7' 9" x 7' 8") A four-piece suite comprising a low-flush WC, pedestal washbasin, bath, and a separate shower with an electric unit. Fully tiled walls, integrated spotlights, a radiator, and a UPVC double-glazed frosted window with leaded details to the rear aspect.

Exterior - Front

A large patio area with off-road parking for multiple vehicles and access to the garage.

Rear Garden

A beautifully maintained garden featuring an elevated patio area perfect for outdoor dining, a decked terrace, a greenhouse, a corner shed, a Wendy house, a climbing frame with a slide, and a pergola leading to the lower garden area.

Agents Notes

This property is believed to be of standard construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are standard 18mbps and ultrafast 1000mbps. Mobile signal strengths are strong for O2 and Vodafone, medium for EE and low for Three.

Legal Information

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 or 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

1ST FLOOR



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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