



Built in the popular 'Mere' design by well-respected local builders Ashwood Homes, this three bedroom family home benefits from a corner plot with garage and some excellent room sizes throughout.

Both the lounge and the dining kitchen feature a double aspect so enjoy plenty of natural light. The kitchen also benefits from an extended range of units and solid work surfaces, upgraded by the current owners. A utility and cloakroom/ WC complete the ground floor, with three bedrooms and the family bathroom occupying the first floor. Buyers struggling with bedroom sizes will be relieved to see that all three bedrooms are doubles and there is also an en-suite to the master.

Outside, the main garden has been bordered with an attractive wall to the front and enclosed to the remaining sides by panel fencing, behind which lies the driveway and attached garage having power, light and up/over door.

Donington itself offers both primary and secondary schools together with a considerable range of amenities. These include a park and a skatepark, The Black Bull public house, Coop and Budgens stores plus an independent optician, library, a butchers and hair/beauty salon.

- Well-Presented Three Bedroom Semi-Detached House
- Built In The 'Mere' Design By Ashwood Homes
- Well-Presented, Spacious Accommodation With Three Double Bedrooms
- Double Aspect Dining Kitchen & Lounge
- Utility, Cloakroom, Bathroom & En-suite Shower Room
- Enclosed Garden, Driveway & Garage
- uPVC Double Glazing, Gas-Fired Central Heating
- Tenure: Freehold. EPC 'B 83'. Council Tax 'B'







Entrance – Via a double paved path leading to the canopy porch with light and front door into the:

Entrance Hall - With staircase to the first floor, radiator and doors arranged off to:

Cloakroom/ WC – Comprising a white suite of low-profile WC and hand basin with mixer tap. Radiator.

Lounge 18'4 x 10'7 (5.60m x 3.23m) - The spacious lounge enjoys a double aspect which really helps to maximise the natural light, with window to the front and two further windows to the side aspect.

Dining Kitchen 18'4 10'8 (5.58m x 3.24m) – The kitchen is every bit as lovely as the photos suggest and includes an extended range of cupboard and drawers with underlighting and with solid work-surfaces over, including breakfast bar and an inset one-and-a-half-bowl sink with single lever spring-style mixer tap with pull out spray. Integral appliances include a dishwasher, integral fridge and freezer, four-ring hob with oven below and stainless steel style canopy. There are French doors to the garden, ample space for a dining table, radiator and wiring for skirting lights.

Utility Room – with fitted cupboards and shelving, understairs cupboard, radiator and tower space for two utility appliances.

First Floor Landing – With feature wall panelling, door to the airing cupboard and further doors are arranged off to:

Master Bedroom 11'8 x 9'1 (3.55m x 2.77m)

In keeping with the ground floor reception rooms both bedrooms one and two feature a double aspect, with this double bedroom having **windows to both the front and side. Radiator.**

En-suite – The en-suite features a lovely contemporary suite comprising tiled shower enclosure with both rain head and hand-held shower, pedestal hand basin with mixer tap and WC. Over-stairs cupboard and heated towel rail.

Bedroom Two 10'11 x 10'11 (3.32m x 3.32m)

Also a double bedroom having uPVC windows to the side overlooking the garden and to the front. Radiator.

Bedroom Three 9'0 x 8'7 (2.75m x 2.61m)

A generous third bedroom with uPVC window to the side and radiator.

Bathroom - The bathroom features a white suite of panel bath with mixer tap and shower attachment, pedestal hand basin and WC. Heated towel rail, extractor fan and shaver point.

Outside

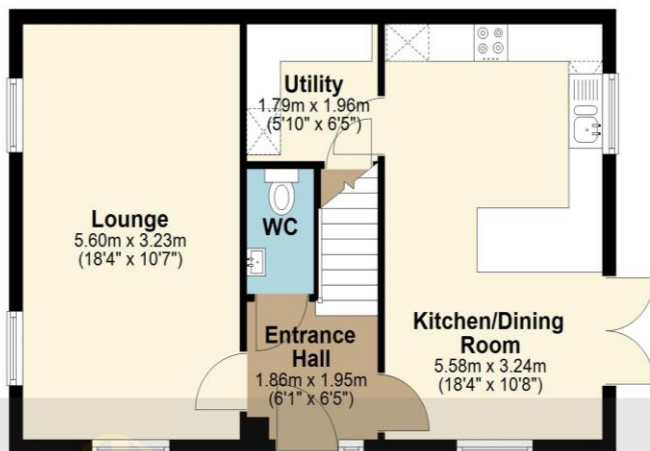
The property has the benefit of a corner plot with surrounding lawn to the sides and front. The main garden area lies to the right-side of the property which can be accessed via a separate hand-gate or through the French doors off the dining area. The garden has been bordered with an attractive wall to the front and enclosed to the remaining sides by panel fencing, behind which lies the driveway and attached **Garage 18'1 x 9'1 (5.51m x 2.77m)** - Having power, light and up/over door.





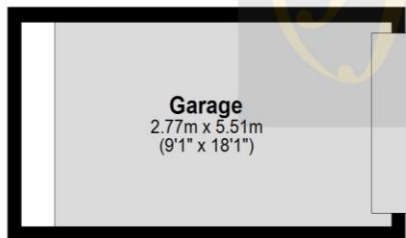
Ground Floor

Approx. 48.1 sq. metres (517.8 sq. feet)



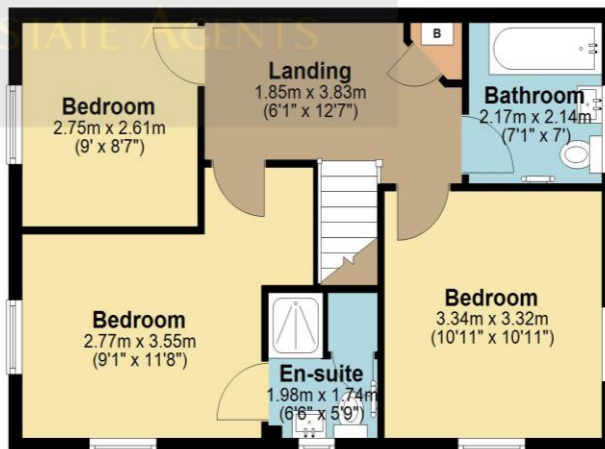
Garage

Approx. 15.3 sq. metres (164.3 sq. feet)



First Floor

Approx. 44.1 sq. metres (474.8 sq. feet)



NOTE: All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer. All properties are offered subject to contract. Fairweather Estate Agents Limited, for themselves and for Sellers of this property whose Agent they are, give notice that:- 1) These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) No person in this employment of Fairweather Estate Agents Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.



Total area: approx. 107.5 sq. metres (1156.9 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract. Plan produced using PlanUp.

