



50 The Green
Donington Le Heath, Coalville, LE67 2GE

£250,000



Brief Description

This modern mid-townhouse in the CHARMING VILLAGE of Donington Le Heath, offers a delightful blend of style and comfort across three well-designed floors. Spanning over 1100 square feet, the property boasts FOUR SPACIOUS BEDROOMS, off-road parking and two contemporary bathrooms, making it an ideal family home.

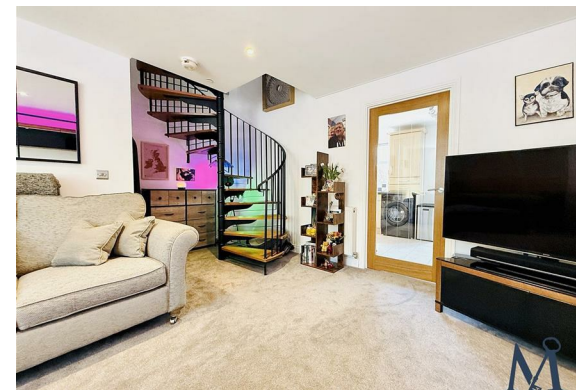
Upon entering, you are greeted by a welcoming entrance hall that provides AMPLE SPACE for coats and shoes, along with a convenient GROUND FLOOR WC. The living room is a highlight, featuring elegant spotlights and a MODERN wall-mounted electric fire, complemented by a STRIKING SPIRAL STAIRCASE that leads to the first and second floors.

The kitchen is equipped with a range of modern wall and base units, under-unit lighting, and a ceramic sink. It also includes an integrated Miele oven and grill, along with an integrated dishwasher and space for an American fridge freezer. FRENCH DOORS open from the kitchen to the beautifully landscaped rear garden, creating a seamless connection between indoor and outdoor living.

On the first floor, you will discover three well-proportioned bedrooms, along with a STYLISH FAMILY BATHROOM. Bedroom two is particularly noteworthy, featuring TWO JULIET BALCONIES overlooking the rear that floods the room with natural light. Ascending to the top floor, the large MASTER BEDROOM awaits, complete with built-in wardrobes, drawers, and multiple skylights, as well as a NEWLY INSTALLED EN SUITE with aqua panelling that adds a touch of luxury to this space.

The REAR GARDEN is a true gem, designed for easy maintenance and featuring a split-level layout. It includes a raised patio area, steps leading down to a paved pathway, and a lawn, all enclosed by a secure fence with rear gate access to the rear ALLOCATED PARKING for multiple vehicles.

This property not only offers a modern living experience but also the convenience of off-road parking, making it a PERFECT CHOICE for those seeking a stylish home in a desirable location.





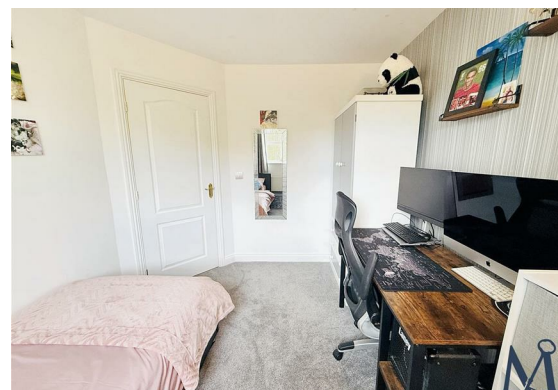
ON THE GROUND FLOOR

Entrance Hall

Ground Floor WC

Living Room
15'5" x 17'9" (4.70m x 5.41m)

Kitchen
15'5" x 8'4" (4.70m x 2.54m)



ON THE FIRST FLOOR

Landing

Bedroom 2
15'5" x 8'7" (4.70m x 2.62m)

Bedroom 3
8'4" x 11'0" (2.54m x 3.35m)

Bedroom 4
6'7" x 11'2" (2.01m x 3.40m)

Family Bathroom
5'5" x 6'4" (1.65m x 1.93m)



ON THE SECOND FLOOR

Landing

Master Bedroom
14'9" x 16'3" (4.50m x 4.95m)

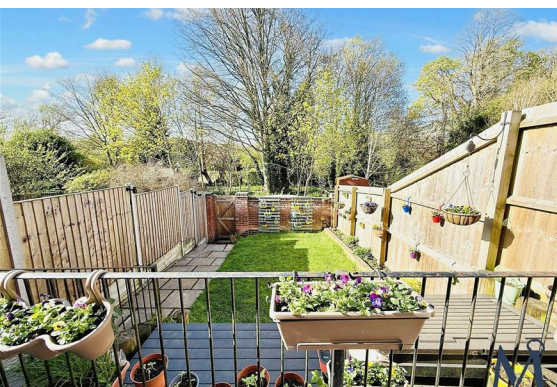
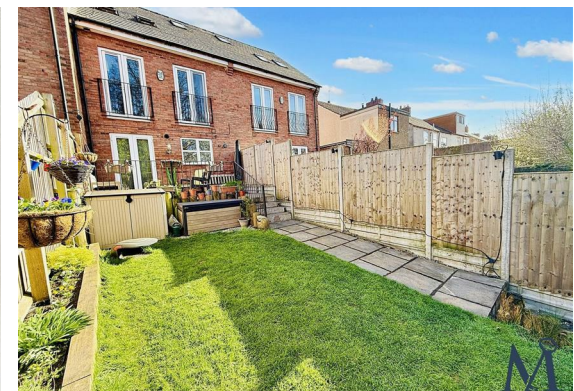
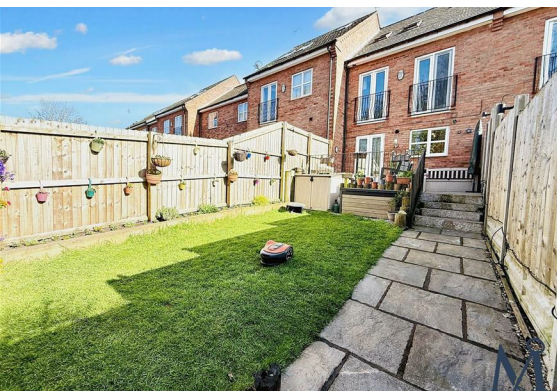
En Suite
4'6" x 6'9" (1.37m x 2.06m)



ON THE OUTSIDE

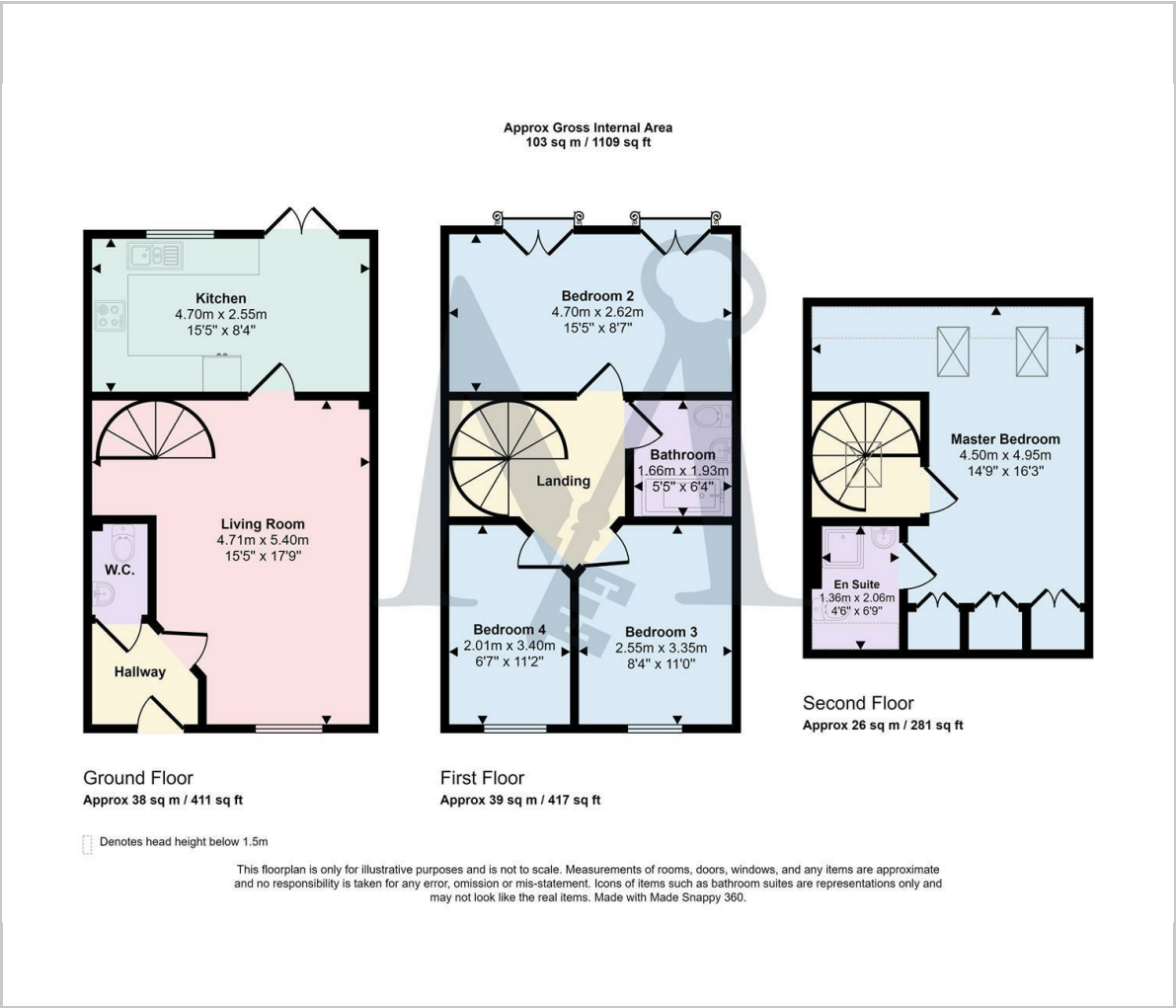
Rear Garden

Off-Road Parking





Floor Plan



Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

