



Sinclair

100% / Local

Marketing Agents For:

Manor Lodge Manor Road, Donington le Heath, Leicestershire, LE67 2FW



This STUNNING AND EXTENDED THREE BEDROOM DETACHED BUNGALOW comes to the market featuring a split level with a ground floor double garage and offering ample off road car parking to front and boasting a IMPRESSIVE private rear garden with SUMMER HOUSE. The Internal accommodation includes, entrance porch, spacious reception hall, 20'6" lounge, family bathroom, three DOUBLE bedrooms including main bedroom with en-suite and fitted dressing room, SUPERB breakfast kitchen with BI-FOLD doors to the garden along with utility room. This one of a kind property warrants an internal inspection to full appreciate the accommodation on offer. EPC RATING AWAITED.

sinclairestateagents.co.uk

Offers In Excess Of
£475,000

GROUND FLOOR

Entrance Hall

Entered through a uPVC front door with adjacent uPVC double glazed window and giving way to the reception hall via an oak internal door.

Reception Hall

11'7" x 10'8" (3.53m x 3.25m)

Enjoying a Velux double glazed sky light, ceramic tiled flooring, two cloak storage cupboards, inset downlights, a column radiator and granting access to the loft.

Lounge

11'9" x 20'6" (3.58m x 6.25m)

Featuring a log/multi fuel burner on a brick hearth beneath an oak mantel and flanked by two uPVC double glazed bow windows to either side and featuring oak double doors with single glazed panel facing the reception hall.

Bathroom

6'1" x 7'3" (1.85m x 2.21m)

This three piece white suite comprises a low level push button WC, vanity wash hand basin with monobloc mixer tap, panelled bath with splash screen and thermostatic mixer tap, a Velux skylight overhead with recess shelving, heated towel rail and inset downlights and an airing cupboard housing the 2022 gas fired central heating boiler.

Bedroom One

13'5" x 12'0" (lengthening to 22'3") (4.09m x 3.66m (lengthening to 6.78m))

Enjoying a dual aspect with uPVC double glazed window to rear, uPVC framed

French doors to side with timber shutters and having timber effect laminate flooring.

Dressing Room

Enjoying a uPVC double glazed window to rear, inset downlights and a range of fitted wardrobes and inset shelving.

En-Suite Shower Room

7'8" x 5'9" (2.34m x 1.75m)

This three piece suite comprises a low level, push button, dual flush WC, a vanity wash hand basin with monobloc mixer tap, double walk in shower enclosure with thermostatic mixer tap, two chrome heated towel rails, an extractor fan, inset downlights and an opaque uPVC double glazed window to side.

Bedroom Two

13'7" x 12'0" (4.14m x 3.66m)

Having timber effect laminate flooring, a uPVC double glazed bow window to front and coving.

Bedroom Three

10'8" x 10'2" (3.25m x 3.10m)

Enjoying continued timber effect laminate flooring from the reception hall and comprising a uPVC double glazed window to side.

Extended Breakfast Kitchen

17'0" x 18'4" (5.18m x 5.59m)

Inclusive of a modern range of wall and base units with quartz work surfaces, a one and half bowl sink drainer unit with swan neck mixer tap, a Neff four ring induction hob with splash screen and extractor hood over and also benefitting from a double electric oven and grill with further



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microwave oven, an integrated fridge/freezer and dishwasher. The kitchen also benefits from a larder cupboard, plinth lighting, inset downlights, a butchers block breakfast bar peninsular, ceramic tiled flooring and steel framed bi-fold doors accessing the private rear garden offering a dual aspect complimented by the two uPVC double glazed windows to side elevation and also featuring a column radiator.

Utility Room

5'1" x 6'5" (1.55m x 1.96m)

Inclusive of a range of wall and base units, an integrated washing machine and further integrated tumble dryer, ceramic tiled flooring, inset downlights and uPVC framed side door with inset opaque double glazed panel.

OUTSIDE

Private Rear Garden

A well maintained lawn is facilitated by an external power point, wall lighting and water point and enclosed by timber closed fence panelling and hosts a block paved patio area with stone shingle edging leading to an area of raised timber decking beneath a timber framed pergola acting as a breakfast terrace area. The garden also enjoys a host of mature shrubs, a top timber sleeper boards and a summer house.

Summer House

9'2" x 9'1" (2.79m x 2.77m)

Being of timber framed, single glazed construction and benefitting from power.

Front

A double tarmac driveway offers offroad parking for multiple vehicles and sits adjacent to an area of stone shingled edging offering additional offroad parking surrounded by a dwarf brick wall and having steps ascending to the front door and complimented by a raised area of lawn with box hedge edging.

Garage

13'3" x 16'5" (4.04m x 5.00m)

Entered via an electric roller door and having both lights, power, a storage cabinet and further storage room acting as a workshop.



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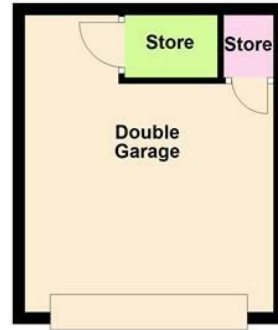


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Basement

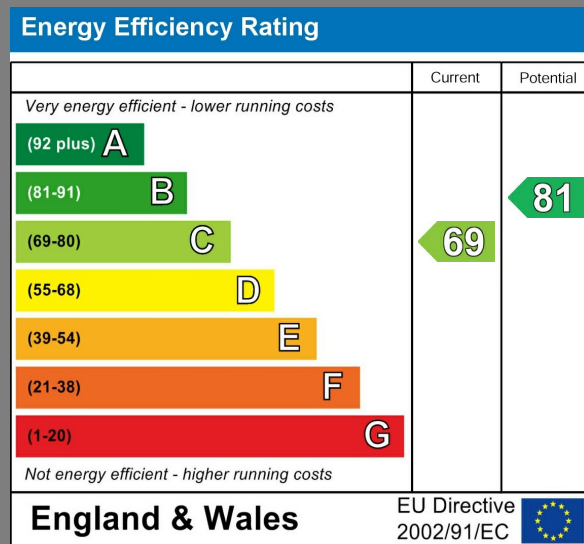


Ground Floor



Location

Donington le Heath is a quiet village close to Hugglescote. A main attraction within the village is the Medieval Manor House which dates back to 1280 and was refurbished in 1618. Period Gardens and woodland were planted around the Manor House as part of the National Forest. The Corner Pin is a popular public house within the village. Located in the adjoining village of Hugglescote are facilities including a primary school, community centre, shops (one with post office), churches, takeaways, two recreational grounds and a pub, the Gate Inn. Donington-le-Heath is also central for Coalville,



Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

** All distances have been taken from Google maps and must be taken as approximate.

Photographs

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Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Tenure

- Council Tax Band*: D
- Price: £475,000

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Sinclair

**For a free valuation of your property with no obligation
call Sinclair on 01530 838338**