



Sinclair

10 The Green, Donington Le Heath, Leicestershire, LE67 2GE

£245,000

01530 838338 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)



## Property at a glance

- Charming Cottage
- Three Bedrooms
- Ground Floor Wc
- Council Tax Band\*: A
- Extended
- Sought After Location
- Three Reception Rooms
- Price: £245,000

## Overview

This CHARMING THREE BEDROOM EXTENDED COTTAGE occupying a favourable position within the sought after Village of Donnington Le Heath comes to the market after having enjoyed modernisation throughout. The cottage has a wealth of charm and character and in brief the property enjoys an entrance porch, open plan kitchen, dining room, lounge, guest cloakroom and a snug, with stairs rising to the first floor giving way to three bedrooms a study/dressing room and shower room respectively. Externally a rear garden with a low maintenance theme is complimented by a stone shingled frontage. EPC RATING E.

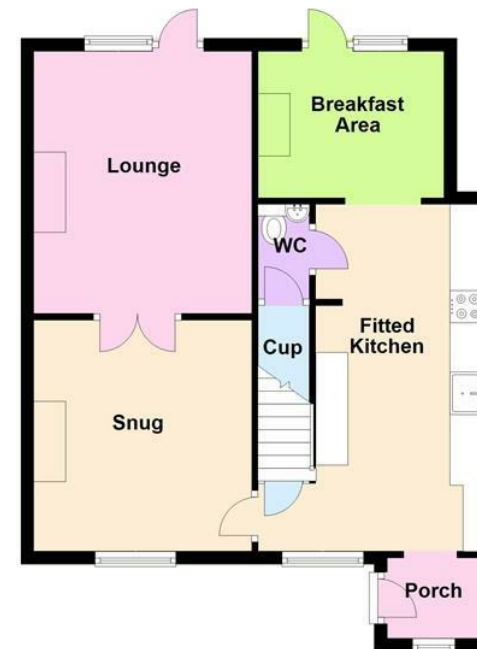
## Location\*\*

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, Ashby-de-la-Zouch, the Sence Valley Forest Park, the beauty spots of the Charnwood Forest, the A/M42 and M1 motorways, and the cities of Leicester, Nottingham, Derby and Birmingham.



\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



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## Detailed Accommodation

### GROUND FLOOR

#### Entrance Porch

Enter through a composite front door with inset opaque double glazed panel and having adjacent double glazed windows to side and front. Whilst also featuring ceramic tiled flooring and a gas fired central heating boiler.

#### Fitted Kitchen

17'1" x 8'5" (5.21m x 2.57m)

Having a range of wall and base units with complimentary butchers block work surfaces, Belfast sink with flexi hose mixer tap, integral oven and grill with four ring gas hob and extractor hood. Space and plumbing for further appliances, ceramic tiled flooring, exposed timber beams, uPVC double glazed window to front.

#### Dining Room

9'6" x 7'5" (2.90m x 2.26m)

Having uPVC double glazed window and door to the rear garden, exposed brick feature fireplace (not in use), ceramic tiled floor.

#### Ground Floor Wc

With low level push button wc and wash hand basin with monobloc mixer tap, tiled splashbacks, ceramic tiled flooring and access to understairs storage with space and plumbing for a washing machine.

#### Sung

11'2" x 11'8" (3.40m x 3.56m)

Enjoying parquet LVT flooring, uPVC double glazed window to the front aspect, exposed timber beams, cast iron log burner with brick surround and hearth, built in cupboards, whilst opening into the snug via double doors.

#### Lounge

13'4" x 11'3" (4.06m x 3.43m)

Having timber effect laminate flooring, an inset vapor fireplace (electric), uPVC double glazed door accessing the rear garden with additional adjoining window.

### FIRST FLOOR

#### Landing

Giving way to the entire first floor accommodation and comprises a storage cupboard.

#### Bedroom One

11'7" x 10'5" (3.53m x 3.18m)

Having a uPVC double glazed sash window to the front, inset downlights, feature chimney breast, exposed beams and access to the dressing room/study (formally an en-suite).

#### Dressing Room/Study

5'4" x 6'8" (1.63m x 2.03m)

With uPVC double glazed sash window to front.

#### Bedroom Two

9'0" x 6'2" (2.74m x 1.88m)

Having uPVC double glazed window to rear.

#### Bedroom Three

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

With uPVC double glazed window to rear.

#### Shower Room

4'5" x 8'9" (1.35m x 2.67m )

This three piece suite comprises low level push button w.c, vanity wash hand basin with monobloc mixer tap, double walk in shower enclosure with thermostatic waterfall mixer tap, ceramic tiled flooring and part tiled walls and opaque uPVC double glazed window to side.

#### Rear Garden

A paved patio area with slate shingled edging is surrounded by a retaining brick wall and timber feather and close board fence panelling with further rear gated access. The garden enjoys wall lighting, a water point, a stone shingled area bisected by a cobbled walkway accessing the raised timber decking to the rear of the garden which in turn hosts a range of trees, shrubs and a garden shed. There is access for bins and general use over 12 & 18.

#### Front

Surrounded by a picket fence and comprises an area of pebbling with a retaining brick wall and steps descending to the front door.





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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		98
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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## Fixture & Fittings

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

## Special Note To Buyers

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\* 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.

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3 Belvoir Road, Coalville, Leicestershire, LE67 3PD

Tel: 01530 838338

Email: [coalville@sinclairestateagents.co.uk](mailto:coalville@sinclairestateagents.co.uk)