



14 Townsend Lane, Donington Le Heath, Leicestershire, LE67 2GF

£187,500

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Property at a glance

- Three Bedrooms
- Village Location
- Loft Conversion
- Council Tax Band*: A
- End Terrace Cottage
- Three Storeys
- Large Rear Garden
- Price: £187,500

Overview

This THREE BEDROOM END OF TERRACE COTTAGE situated within the quaint village of Donington-Le-Heath comes to the market set over THREE STOREYS and enjoys a host of recent additions to include a 2023 bespoke fitted kitchen and a 2024 new fitted boiler to say the least. Early viewings come highly advised in order to avoid disappointment. Complete with period features and an impressively large garden this family home is one not to miss! EPC RATING AWAITED.

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.



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Detailed Accommodation

GROUND FLOOR

Lounge

12'0" x 11'0" (3.66m x 3.35m)

Entered via a uPVC framed door to front with adjacent uPVC double glazed window and comprising a ceiling rose, wall lighting, coving, a cast iron log/multi fuel burner on a granite hearth and complimented by 2024 re-fitted carpet and leading to the dining room via an exposed pine single glazed door.

Dining Room

12'0" x 15'3" (3.66m x 4.65m)

Enjoying continued carpet from the lounge and comprising a uPVC double glazed window to rear, coving, ceiling rose and stairs rising to the first floor and granting access to the under stairs storage.

Kitchen

5'7" x 11'7" (1.70m x 3.53m)

Inclusive of a range of modern wall and base units with complimentary rolled edge worksurfaces, a four ring induction hob with extractor fan, built in oven/grill, an integrated fridge/freezer and further integrated washing machine whilst benefitting from a sink and drainer unit with swan neck mixer tap and having tiled walls. The kitchen also features inset downlights, herringbone effect vinyl flooring, two uPVC double glazed windows to side, fitted blinds and having a uPVC door to side accessing the rear courtyard.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to two bedrooms and the family bathroom respectively and comprise a dado rail.

Bedroom One

12'0" x 10'11" (3.66m x 3.33m)

Having uPVC double glazed window to front, dado rail and picture rail.

Family Bathroom

5'8" x 11'7" (1.73m x 3.53m)

This three piece white suite comprises a low level push button w.c, a vanity wash hand

basin with shaver point over, panelled bath with splash screen and thermostatic mixer shower over and having tiled walls. Timber effect herringbone vinyl flooring adorns the floor and an opaque uPVC double glazed window situated to the rear which also comprises an extractor fan and an airing cupboard which in turn houses the 2024 central heating boiler.

Bedroom Three

8'6" x 12'0" (2.59m x 3.66m)

A uPVC double glazed window to rear, access to over stairs storage, coving and comprising a set of stairs which in turn grants access to the second storey and bedroom two.

Bedroom Two

14'10" x 11'0" (4.52m x 3.35m)

Enjoying a dual aspect Velux double glazed windows to front and rear whilst also having inset downlights and access to eaves storage.

OUTSIDE

Courtyard

A block paved courtyard surrounded by a dwarf brick wall crested with wrought iron railing is facilitated by a water point and a further wrought iron gate which in turn grants access to the rear garden.

Rear Garden

Hosting a raised timber shed/summer house which in turn holds both light, power and insulation and having an area of raised timber decking to the front and is surrounded by timber close board fence panelling and an expansive mature hedge to the boarder and parallel paved walkway gives way to an adjacent lawn which in turn is surrounded by a host of shrubs and accesses the secondary portion of the rear garden which itself benefits from a secondary lawn and further raised paved patio area.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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

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