



Manor Road
Donington Le Heath COALVILLE

Manor Road Donington Le Heath COALVILLE LE67 2FW

for sale
£250,000



Property Description

Located in the historic village of Donington Le Heath, this two-bedroom semi-detached property has been fully refurbished to a high standard throughout. Comprising of two double bedrooms with fitted wardrobes and large family bathroom upstairs, whilst on the ground floor the light entrance hall leads into the living room with a cosy log burner to the front of the property with a large bay window. To the rear, there is a w/c and storage cupboard coming off the vast kitchen/dining room which spans the back of the property with patio doors leading out into the garden. With gas central heating, UPVC double glazing and Oak internal doors throughout, as well as Amtico flooring throughout the ground floor and to the bathroom and carpet to the stairs, landing and bedrooms, the property has been renovated with high quality finishes creating a beautiful home.

The landscaped rear garden wraps around linking to the large front garden, offering privacy and ample outdoor space. The property also comes with a garage and driveway.

Entrance Hall

With an oak style composite entrance door, wooden effect Amtico flooring and carpeted stairs rising to the first floor. Door to:

Living Room

13' 5" x 13' 5" (4.09m x 4.09m)
Having double glazed bay fronted window, two radiators, ceiling coving and period fireplace with log burner and Amtico flooring following on from the hallway and through into the kitchen/dining space.

Kitchen/Dining

10' 1" x 9' 8" (3.07m x 2.95m)
Having a range of wall and base units around and beneath the central island/breakfast bar, with complete quartz worktops, inset stainless steel sink with mixer boiling tap and integrated washing/drying machine and dishwasher within the island, 5 ring gas burner hob and double oven. Spotlight lighting with feature pendant lighting about the breakfast bar area. Dual aspect double glazed windows, radiator, patio doors leading onto the rear garden and oak doors leaving to the w/c and storage cupboard.

First Floor

Landing

Stairs rise to the landing having a double glazed window and all rooms leading off, carpet throughout.

Bedroom One

13' 6" x 9' 7" (4.11m x 2.92m)
Large double bedroom, having double glazed window, radiator and built in wardrobes with hanging and shelving space.

Bedroom Two

12' x 9' 3" (3.66m x 2.82m)
Double bedroom, with double glazed window, radiator and built in wardrobes with hanging and shelving space.

Family Bathroom

Having a three piece suite comprising of a large square bath with chrome mixer taps and fittings, includes glass screen and shower over featuring a rainfall shower and separate handheld shower head, WC and large square sink with chrome mixer taps. Partially tiled walls, Amtico flooring, double glazed opaque window and a large chrome towel radiator.

Outside

Rear Garden

Having a block paved patio whilst being mostly laid to lawn with low level rock wall and planted borders with an outside tap, power socket and an enclosed fenced boundary with a side gate access.

Front And Side Gardens

Being a significant feature that allows the property to be set back from the road and enjoy an elevated position whilst offering a combination of large lawns with paved pathways and rock wall and planted borders with hedgerow front boundary.

Driveway

The driveway is gravelled with paved pathway and wrought iron double vehicle access gates along with single pedestrian access gate.

Detached Garage

14' 8" x 8' (4.47m x 2.44m)
With timber double access doors.









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T 01332 865 568
E melbourneinfo@ashleyadams.co.uk

39 Market Place Melbourne
 DERBY DE73 8DS

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