

Sinclair



8 Richmond Road, Donington Le Heath

£420,000

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Donington Le Heath

This EXTENDED FOUR DOUBLE BEDROOM DETACHED FAMILY HOME comes to the market within the popular commuter village of Donington Le Heath and features a host of modern upgraded whilst retaining a sympathetic period aesthetic. In brief, the property comprises entrance hall giving way to both the lounge and separate sitting room which in turn gives way the open plan kitchen, expansive conservatory, convenient ground floor shower room and utility room. Stairs rising to the first floor landing provides access to four double bedrooms, four piece family bathroom and en-suite shower room. Externally, the property enjoys a landscaped garden to rear with an ample frontage accommodating off road parking for multiple vehicles.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Period Detached Property
- Four Double Bedrooms
- Two Receptions & Conservatory
- Family Bathroom & Two Shower Rooms
- Large Dining Kitchen & Utility
- Popular Village Location
- Driveway For Multiple Vehicles
- Landscaped Rear Garden



GROUND FLOOR

Entrance Hall

Entered through a composite front door with inset opaque double glazed panel with two adjacent double glazed windows to either side, decorative ceramic tiled flooring, inset down lights and stairs rising to the first floor.

Lounge

13' 9" x 10' 7" (4.19m x 3.23m)

Having cast iron fireplace with electric fire on a slate hearth complemented by inset down lights and uPVC double glazed window to front.

Sitting Room

13' 7" x 10' 8" (4.14m x 3.25m)

Benefitting from a cast iron surround feature fireplace (not in use) acting as a focal point upon a tiled hearth and having column radiator, uPVC double glazed window to the front, timber flooring and inset down lights.

Kitchen/Diner

16' 7" x 15' 2" (5.06m x 4.62m)

Inclusive of a range of base units with complementary butchers block work surfaces, Belfast sink with mixer tap, free standing Rangemaster five ring cooker with stainless steel splashback and extractor hood. There is an integrated fridge/freezer, wall lighting, column radiator, inset down lights, ceramic tiled floor, access to understairs storage and bi-fold doors opening into the conservatory.

Shower Room

7' 1" x 7' 8" (2.16m x 2.34m)

This three piece suite comprises a low level wc, pedestal wash hand basin, double walk in shower enclosure with thermostatic waterfall mixer tap, extractor fan, chrome heated towel rail, timber effect LVT flooring, inset down lights and uPVC double glazed opaque window to side.



Utility Room

8' 0" x 7' 0" (2.44m x 2.13m)

Having a range of matching wall and base units with rolled edge work surfaces, continued ceramic tiled flooring from the kitchen/diner, sink and drainer unit with mixer tap, space and plumbing for further appliances, concealed gas fired central heating boiler, uPVC double glazed window to rear and composite door accessing the rear garden.

Conservatory

15' 4" x 13' 4" (4.67m x 4.06m)

Being of uPVC double glazed and dwarf brick construction with bungalow style roof, the conservatory features uPVC double glazed French doors opening on to garden and light and ceiling fan.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to four double bedrooms, family bathroom, en-suite shower room and comprises inset down lights which in turn benefits from a fitted loft ladder and partial boarding for storage.

Bedroom

10' 8" x 10' 1" (3.25m x 3.07m)

Having uPVC double glazed window to front and inset down lights.

En-Suite Shower Room

This three piece suite comprises a shower enclosure with electric power shower, low level push button w.c, pedestal wash hand basin, part tiled walls, extractor fan, inset down lights, heated towel rail, ceramic tiled flooring and and opaque uPVC double glazed window to side.

Bedroom

13' 8" x 10' 8" (4.17m x 3.25m)

With uPVC double glazed window to front and inset down lights.



Bedroom

16' 7" x 10' 9" (5.06m x 3.28m)

Having uPVC double glazed window to rear and inset down lights.

Bedroom

9' 7" x 11' 4" (2.92m x 3.45m)

Having uPVC double glazed window to rear and inset down lights.

Family Bathroom

7' 8" x 6' 5" (2.34m x 1.96m)

This four piece white suite comprising a low level push button w.c, freestanding roll top bath with telephone style mixer shower tap, separate shower enclosure with thermostatic waterfall shower head, vanity wash hand basin with swan neck mixer tap. Other benefits include timber effect LVT flooring, column radiator, inset down lights, extractor fan and uPVC double glazed opaque window to side.

OUTSIDE**Private Rear Garden**

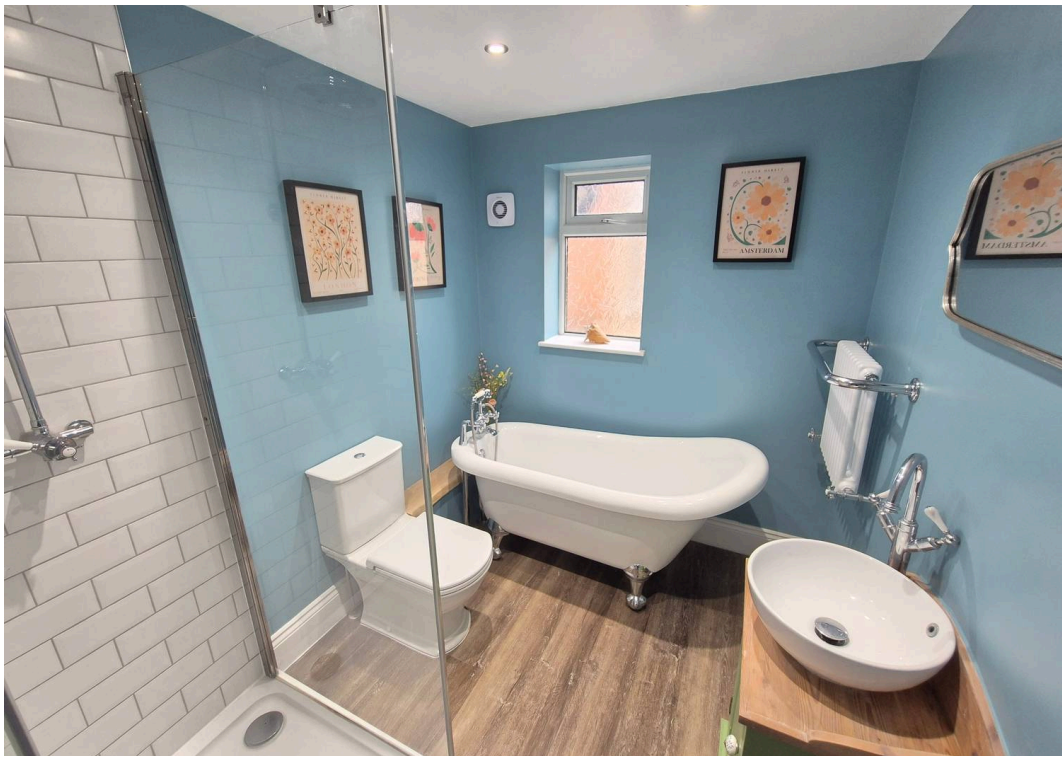
Having a paved patio area with slate shingles edging facilitated by a water point and dual side gates access is separated from the sunken lawn via a set of steps and surrounded by wrought iron fencing. The lawn has part planted borders, a paved walk way accessing the rear of the garden which hosts a shed and vegetable patch and chicken coup.

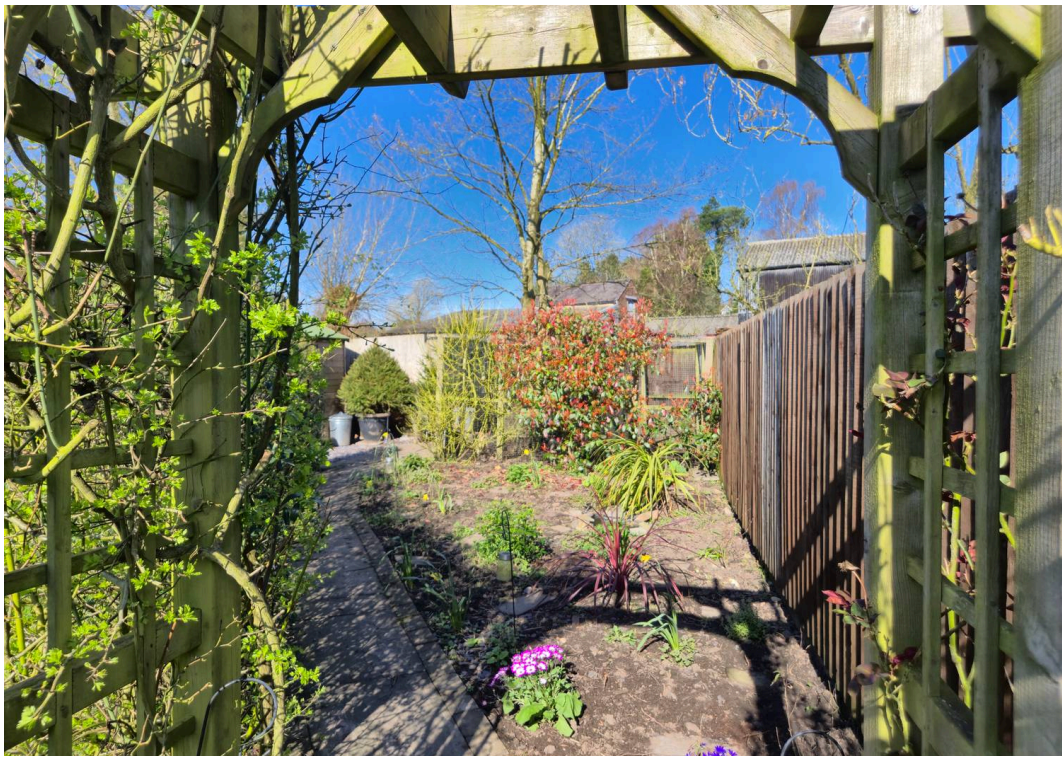
Front

The tarmac driveway with block surround and a slate shingled edging offers off road parking for multiple vehicles whilst enjoying field views to the front.









Ground Floor



First Floor





Sinclair Estate Agents

Sinclair Estate Agents, 3 Belvoir Road, Coalville – LE67 3PD

01530 838338

coalville@sinclairestateagents.co.uk

www.sinclairestateagents.co.uk/#/

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