



Manor Road Donington Le Heath

- Exceptional detached home in sought-after village
- Beautifully extended and renovated in 2024
- Stunning open-plan kitchen with bifold doors
- Two elegant reception rooms with period features
- Main bedroom with dressing room and en suite
- Generous landscaped gardens with multiple terraces
- Double garage and ample private driveway parking
- Elevated plot offering privacy and tranquil setting
- EPC Rating D / Council Tax Band F / Freehold

Alexanders are delighted to present to the market this exceptional detached residence on Manor Road, offering beautifully extended accommodation completed in 2024 to an outstanding standard throughout. The property seamlessly combines high-quality contemporary finishes with charming period features, creating a home of both elegance and enduring character.

Set within the highly sought-after and historic village of Donington Le Heath, the property enjoys an elevated position, set back from the road within a generous, mature plot. The landscaped gardens provide a wonderful sense of privacy and tranquillity, further enhancing the home's peaceful setting.





Accommodation:

Internally, the property is distinguished by its impressive proportions and thoughtfully designed layout. A welcoming entrance hall leads to a spacious living room, featuring a period bay window and useful built-in storage. Beyond, the formal sitting room offers a warm and inviting atmosphere, complete with a feature fireplace incorporating original beams and an inset log burner, with doors opening directly onto the side garden.

At the heart of the home lies a beautifully appointed kitchen, finished to an exacting specification. This superb space provides extensive storage and workspace, complemented by high-quality integrated appliances. Bifold doors frame delightful views over the gardens and open seamlessly onto a generous seating terrace, ideal for indoor-outdoor living and entertaining.

To the first floor, the sense of space continues with a selection of well-proportioned bedrooms, including an impressive main bedroom suite featuring a dressing room and a stylish en suite shower room. Two further bedrooms are served by a contemporary family bathroom, all presented to a consistently high standard.

Gardens and land:

Externally, the property continues to impress, with extensive gardens to the side and rear incorporating established hedging, well-stocked borders, a substantial vegetable plot, and multiple seating areas positioned to enjoy sunlight throughout the day. A private driveway provides ample off-road parking and leads to a double garage, in addition to a useful garden store with a loft room above.

Location:

Offering a perfect balance of rural charm and modern convenience, the property is ideally located for access to nearby amenities, transport links, and the neighbouring centres of Coalville and Ashby-de-la-Zouch. This represents a rare opportunity to acquire a home of exceptional quality, character, and scale.

Method of Sale:

The property is offered for sale by Private Treaty.

Measurements:

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Tenure:

The property is being sold freehold with vacant possession upon completion.

Local Authority:

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band F.

Viewings:

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

Services:

The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.





Public Rights of Way, Wayleaves & Easements:

The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

Plans and Boundaries:

The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:

Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

Money Laundering:

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

General Note:

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.

Ground Floor
Approx. 142.7 sq. metres (1535.6 sq. feet)



First Floor
Approx. 106.7 sq. metres (1148.5 sq. feet)



Total area: approx. 249.4 sq. metres (2684.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		



