

44 The Green

Donington Le Heath | LE67 2GE | Guide Price £260,000

ROYSTON & LUND

- PROUDLY MARKETED BY ROYSTON & LUND ESTATE AGENTS
- ** Guide Price: £260,000 - £270,000 - No Chain **
- Second Floor Principle Bedroom with En-Suite
- Spacious Living Room with Spiral Staircase
- First Floor Family Bathroom
- Convenient Ground Floor WC
- Private Garden & Parking Space to Rear
- Close to Numerous Amenities
- Council Tax: C // EPC: C
- Freehold

















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This four-bedroom home on The Green offers approximately 1,122 sq ft of accommodation across three floors. A spiral staircase with timber treads and black metal balustrades is a standout feature, and the property benefits from a low-maintenance rear garden and a parking space to the rear.

The entrance hall leads to a ground-floor WC and a generous living room. Recessed ceiling spotlights and neutral finishes complement the spiral staircase, and there's ample space for a seating area. A doorway leads through to the fitted kitchen at the rear, where glazed double doors open directly onto the garden.

The first floor comprises three bedrooms and a family bathroom. The largest bedroom on this floor spans the width of the house and features two sets of inward-opening glazed double doors with Juliet balconies, bringing plenty of natural light into the room.

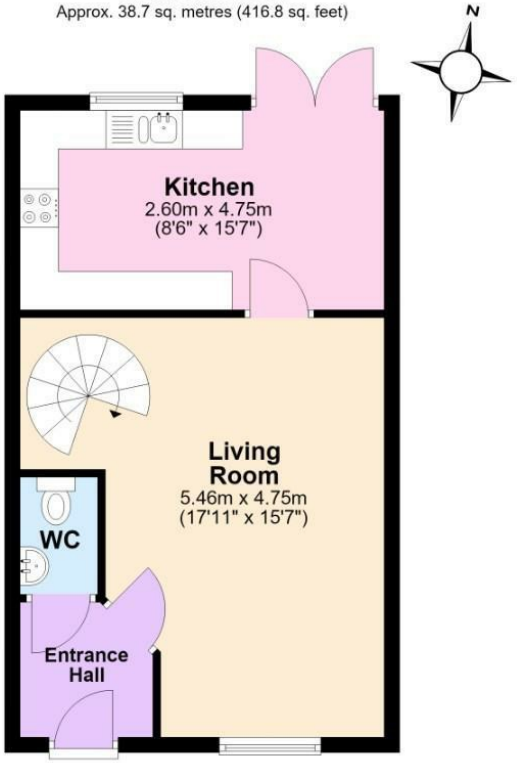
The second floor is dedicated to the principal bedroom, which has two skylights and its own en-suite shower room.

Externally, the rear garden is arranged over two levels for easy upkeep, with a parking space also situated to the rear.

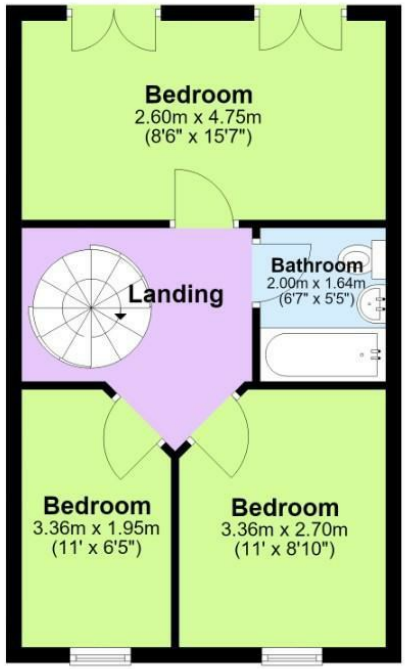
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Freehold

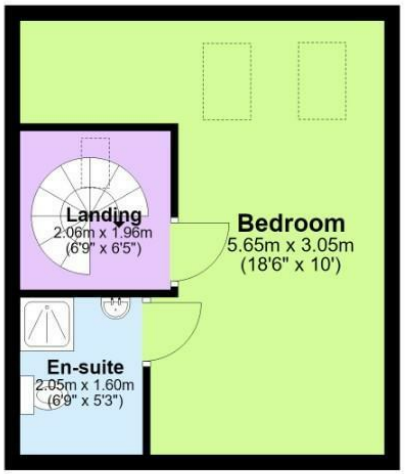
Ground Floor
Approx. 38.7 sq. metres (416.8 sq. feet)



First Floor
Approx. 38.7 sq. metres (416.8 sq. feet)



Second Floor
Approx. 26.8 sq. metres (288.4 sq. feet)



Total area: approx. 104.2 sq. metres (1121.9 sq. feet)

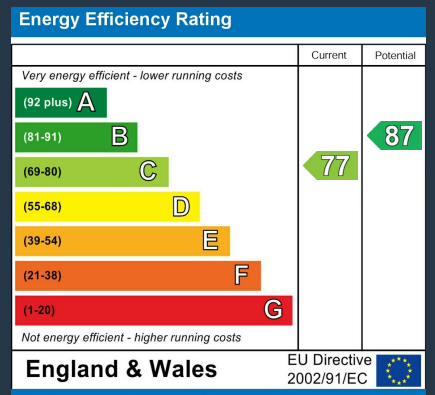
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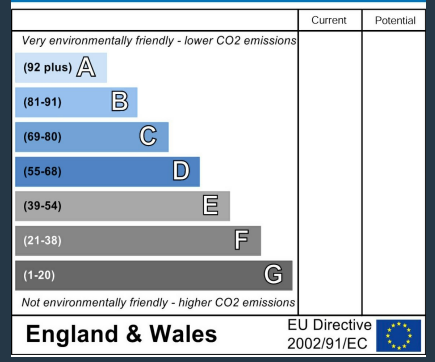
The Property Ombudsman

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THE GUILD PROPERTY PROFESSIONALS

EPC





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