Sinclair



Tweentown, Donington Le Heath

Offers Over £350,000

Tweentown

Donington Le Heath

This SOUTH FACING FOUR BEDROOM FAMILY SEMI DETACHED COTTAGE enjoys a host of traditional features coupled with modern comforts. Occupying a quiet cul-de-sac within the heart of the poplar commuter village of Donington Le Heath the property comprises, 25'9 kitchen/diner, 25'5 lounge/diner, 15'5" snug, utility room and guest cloakroom to the ground floor. Stairs ascending to the first floor landing gives way to the four piece family bathroom and four generously proportioned bedrooms including the en-suite and dressing room. Externally, the north-west facing landscaped sun trapped rear garden enjoys a sunny aspect and is entered via a timber side gate.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Character Cottage
- 25'9 Kitchen/Diner
- Four Good Sized Bedrooms
- Utility & W.C
- En-Suite & Four Piece Bathroom
- Lounge/Diner & Snug







GROUND FLOOR

Kitchen/Diner
25' 9" x 9' 6" (7.85m x 2.90m)
Entered via uPVC door to side with inset opaque double glazed panel and comprising a range of wall and base units with complementary rolled edge work surfaces with double electric oven and grill, five ring gas hob with extractor above, one and a half sink and drainer unit. Also benefiting from an integral dishwasher and having coving, ceramic tiled flooring, radiator, inset down lights, three timber framed double glazed windows to rear, rear door to garden and stairs to the first floor.

Lounge/Diner
25' 5" x 10' 6" (7.75m x 3.20m)
Enjoying Oak beams to the ceiling, two timber framed double glazed windows to front, two radiators, coving and two decorative fireplace with timber mantle and block paved hearth, one housing the log burner.

Utility Room
9' 6" x 5' 2" (2.90m x 1.58m)
Having a range of base units, sink and drainer unit with mixer taps, space and plumbing for appliances, radiator, ceramic tiled flooring, inset down lights, coving, wall mounted gas fired central heating combination boiler and double glazed window rear and timber framed double glazed stable door accessing the private rear garden.

Downstairs WC
Comprising low level push button w.c, vanity wash hand basin with tiled splash backs and mono bloc mixer tap, coving, ceramic tiled flooring and radiator.

Play Room
Having double glazed windows to front, storage cupboard and electrics cupboard.







FIRST FLOOR

Landing
Stairs rising to the first floor landing grant access to entire first floor accommodation and comprises double glazed window to rear, radiator, coving, range of walled lighting, storage cupboard and two hatches accessing the loft.

Bedroom One
10' 9" x 12' 5" (3.28m x 3.79m)
Having double glazed window to front, radiator, coving and opening into the dressing room.

Dressing Room
9' 3" x 5' 1" (2.82m x 1.55m)
Comprising a range of double sliding wardrobes, inset down lights and radiator.

En-Suite Shower Room
Having three piece white suite comprising low level w.c, vanity wash hand basin, double shower enclosure with shower over and splash backs, chrome heated towel rail, inset down lights, double glazed window to side and ceramic tiled flooring.

Bedroom Two
10' 8" x 12' 5" (3.25m x 3.79m)
Having a timber framed double glazed multi pane window to front, radiator and coving.

Bedroom Three
12' 6" x 12' 8" (3.81m x 3.86m)
Having a double glazed window to front, radiator and coving







Bedroom Four/Study
9' 6" x 6' 9" (2.90m x 2.06m)
Having a double glazed window to rear, radiator, coving and further timber framed single glazed window accessing the landing.

Family Bathroom
Having four piece white suite comprising roll top bath, low level w.c, pedestal wash hand basin with mixer tap, double shower enclosure with shower over and splash backs, radiator, inset down lights, double glazed window to rear, coving and ceramic tiled flooring.

Rear Garden

Enjoying a slate patio area having a water point, walled lighting, accessing steps which in turn facilitate a raised green comprising artificial lawn surrounded by a range of flower beds, external power point. Also having a further paved seating area with side gated access and part timer fenced boundary.

ON STREET

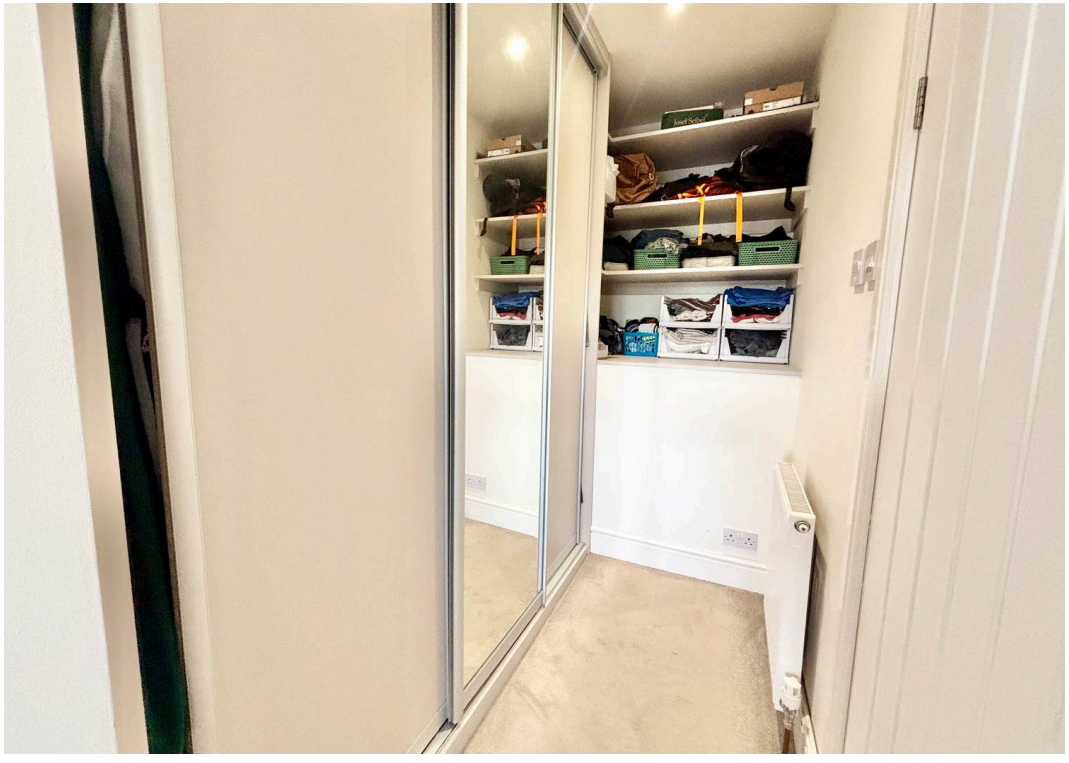







THE PAULS























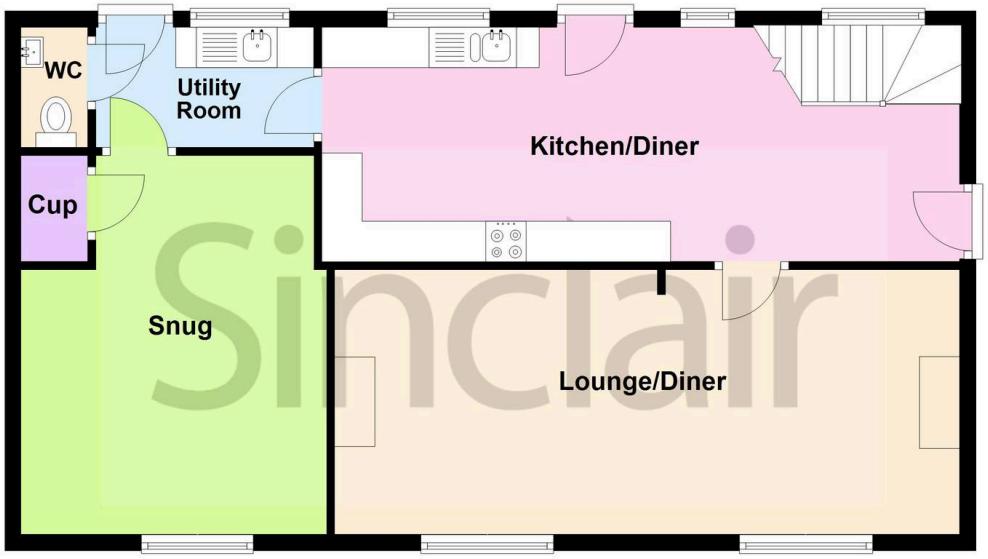








Ground Floor



First Floor





Sinclair Estate Agents

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

01530 838338

coalville@sinclairestateagents.co.uk

www.sinclairestateagents.co.uk/#/

Digital Markets Competition & Consumers Act 2024 (DMCC ACT) - The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Spectre, Gov.uk and information provided and verified by our vendors.