

Hunts Farm Close

Donington Le Heath, Coalville, LE67 2GU

John 
German





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£475,000

This family home lies in an exclusive private small development in the heart of the village and offers over 2000 sq.ft of versatile living space including five bedrooms, three bathrooms (two en suite) and three large reception rooms alongside a generous open plan living dining kitchen.

Viewing is a must!

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The pretty village of Donington le Heath lies on the River Sence just five miles away from Ashby de la Zouch. Steeped in history, it is home to the Donington le Heath Manor House and gardens that was built circa 1290, it is one of the oldest houses in Leicestershire. The village school is nearby alongside the Co-Op and two popular village pubs. If you are looking for a new family home in a peaceful location offering space for everyone then look no further!

A look inside will reveal a welcoming central reception hallway with guest's cloakroom. Attractive polished tiled floor underfoot runs directly through into the kitchen ahead which is definitely the heart of the home. This social living space has a well equipped modern high gloss kitchen wrapping around two sides of the room with complementary countertops and a wide range of integrated appliances. There is plenty of room for a large family dining table and family seating area where French double doors take you straight out onto the rear garden. Adjacent to the kitchen is a great sized practical utility/boot room.

There are three excellent sized reception rooms - the dual aspect living room is perfectly placed at the rear of the property and has feature bi-fold patio doors taking you outside to the sunny patio and landscaped gardens. For formal entertaining there is a separate dining room and the bay fronted dual aspect family room makes for a great additional sitting room.

Upstairs there is central galleried landing and arranged around are five double bedrooms. The master suite has views over the gardens below and benefits from fitted wardrobes along one wall and a private en suite shower room.

Bedroom two also has its own en suite shower room and the family bathroom serving the remaining bedrooms is well appointed with a modern white suite comprising bath, pedestal wash hand basin and WC plus a separate tiled double width shower cubicle.

Outside - As previously stated the property sits on a small exclusive private development with a shared private driveway approach. There is plenty of off road parking to the fore and an oversized garage lies to the side. A maturely planted side garden area has a pathway and gated access into the rear garden which enjoys great privacy and has been landscaped with a full width paved patio area and a large lawn flanked by maturely planted borders. The gardens really are an appealing feature of the home.

Note: The property does lie within a private drive development and as such there will be a shared responsibility for communal areas with the neighbouring properties.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Brick **Parking:** Drive and garage **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/16052024

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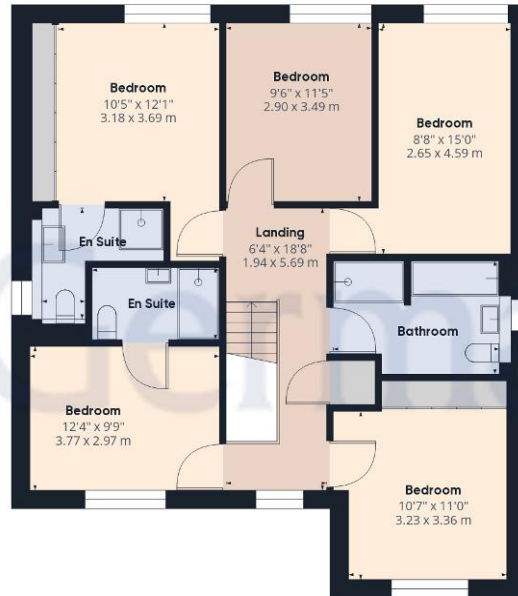






Ground Floor

Approximate total area⁽¹⁾
 2153.2 ft²
 200.04 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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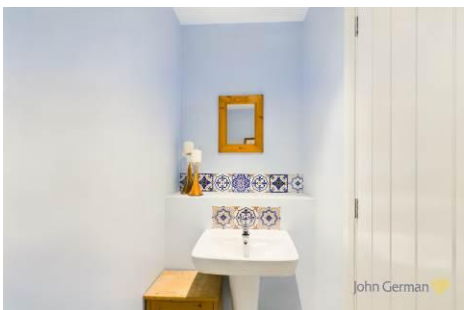
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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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