

Meadow View

Donington le Heath, Coalville, LE67 2DD

John German





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£265,000



Lovely modern semi detached home in a private drive setting close to Donington le Heath Country Park. Well appointed with contemporary open plan kitchen/diner and conservatory alongside lounge, guest WC, three bedrooms, refitted bathroom, landscaped gardens and garage conversion garden room/gym.

This modern semi detached home has undergone many alterations and improvements by the current owner and offers a superb family home in an excellent private drive village location surrounded by countryside. 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!

On the ground floor, a look inside will reveal a through reception hallway with refitted guest cloakroom set off. There is a separate living room with front aspect. To the rear is a full width open plan stunning white contemporary kitchen, beautifully appointed with a wide range of base and wall mounted cabinets and integral appliances. There is space for a dining table and connecting glazed double French doors take you directly into the adjoining conservatory which overlooks the garden to the rear.

Upstairs on the first floor are three bedrooms. Bedroom one overlooks the rear garden and bedroom two has the benefit of fitted wardrobes. The family bathroom has been refitted and comprises large walk-in glazed shower area with shower above, concealed cistern WC, vanity cupboard with inset wash hand basin and matching wall mounted vanity cabinet, complimentary full height tiling to the walls and matching tiled floor.

Outside, the property sits almost at the end of a private drive setting in this pretty village location. It has a tarmac drive providing off road parking and a secondary gravelled driveway to the fore provides further off road parking. Double timber gates provide access to the garage which has the benefit of up and over front entrance door with storage to the front and three quarters of the remaining garage has been converted into a very useful garden room/gym/home office which has light and power and French double doors that open onto the rear garden.

The rear garden is lovely and has been landscaped with sleeper edge raised borders, a central lawn with gravelled pathway surround and there is a second patio area set beneath a timber pergola.

Agents notes:

-The property is set upon a private drive. We understand from the owners there are no annual charges.
-There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

-The property has the benefit of solar panels to the roof, leased through the company Shade Greener.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Lease for solar panels - 25 years from 29/9/15. Title number LT474174.

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** Drive.

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

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

Broadband and type: 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 B

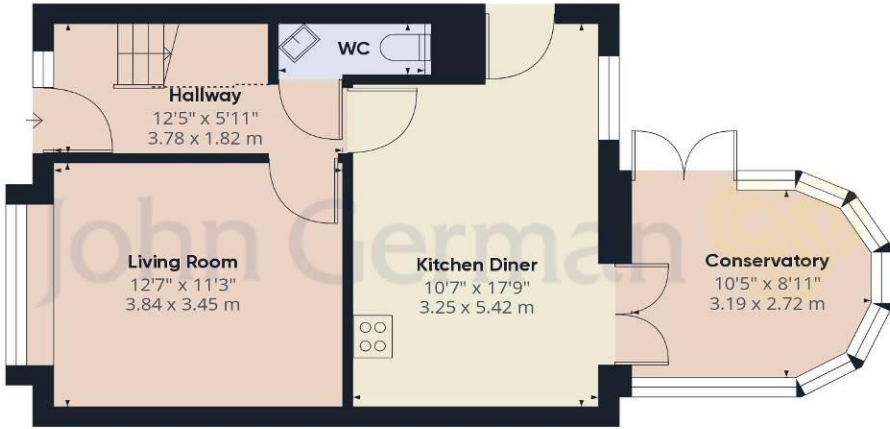
Useful Websites: www.gov.uk/government/organisations/environment-agency

www.nwleics.gov.uk

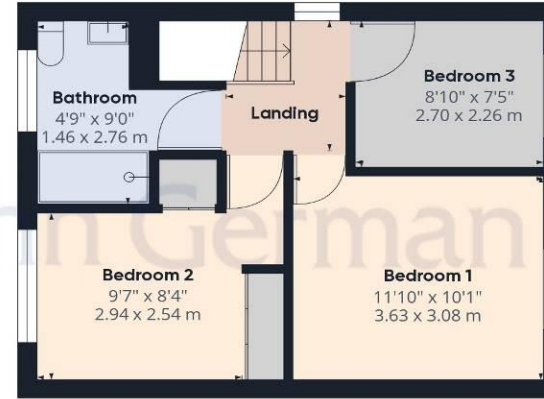
Our Ref: JGA/20082024







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1022.36 ft²

94.98 m²

Reduced headroom

14.21 ft²

1.32 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 73 C | 76 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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