



**The Green, Donington Le Heath**  
Coalville, Leicestershire, LE67 2GE

**NEWTON**FALLOWELL 

**The Green, Donington Le Heath  
Coalville, Leicestershire, LE67 2GE  
£229,950**

**\*\*\* SPACIOUS THREE STOREY TOWNHOUSE \*\*\* PLEASANT  
OUTLOOK TO REAR \*\*\* THREE/FOUR BEDROOMS \*\*\* OFF  
ROAD PARKING \*\*\***

Located in the sought after village of Donington le Heath, this three/four bedroomed modern three storey town house offers flexible accommodation for the first time buyer or family alike and is convenient for local amenities, countryside walks and links to the major road networks.

The internal accommodation comprises in brief; entrance hall, downstairs WC, lounge, first dining kitchen, first floor landing, second lounge/bedroom two with two French doors with Juliet balconies to the rear, two further bedrooms, a family bathroom and a fantastic second floor master bedroom with en-suite shower room and walk in wardrobe/storage.

Externally to the rear there is a charming low maintenance garden with a patio area, steps to an artificial lawned area with a substantial timber summer house with removable side panels and a gate to the driveway where there are two off road car parking spaces.



### Accommodation

A composite obscure double glazed door leads into:-

### Entrance Hall

Having a radiator and doors off to:-

### Downstairs WC

Having a low flush WC and pedestal wash hand basin.

### Lounge

Having a UPVC double glazed window to the front, two radiators, television point, feature electric fire with granite hearth and decorative surround, spiral staircase to first floor and door to:-

### Dining Kitchen

Having a tiled floor and being fitted with a range of Shaker style wall and base units with a complementary rolled edge work surface, inset composite one and a third bowl sink and drainer, integrated electric oven and grill, four ring gas hob with extractor over, tiled splashbacks, integrated dishwasher and fridge/freezer, space for washing machine, concealed gas fired central heating boiler (replaced approx 2 years ago), radiator, UPVC double glazed window to the rear and French doors opening to the gardens.

### First Floor Landing

Having a radiator, spiral staircase to the second floor and doors off to:-

### Bedroom Two/Second Sitting Room

Having two sets of UPVC double glazed French doors with Juliet balconies, radiator and television point.

### Bedroom Three

Having a UPVC double glazed window to the front and radiator.

### Bedroom Four

Having a UPVC double glazed window to the front and radiator.

### Second Floor Landing

Having a Velux style window and door to:-

### Master Bedroom

Having two Velux style windows, radiator, television point, walk in wardrobe/store and door to:-

### En-Suite Shower Room

Being fitted with a tiled shower cubicle, low flush WC, pedestal wash hand basin, radiator and recessed spotlights.

### Exterior and Garden

Externally to the rear there is a charming low maintenance garden with a patio area, steps to an artificial lawned area with a substantial timber summer house with removable side panels and a gate to the drive|way where there are two off road car parking spaces.

### Disclaimer

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



No person in the employment of Newton Fallowell has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

#### Data Protection

We retain the copyright in all advertising material used to market this Property.

#### FLOOR PLANS (if shown)

Floor plan is not to scale but meant as a guide only.

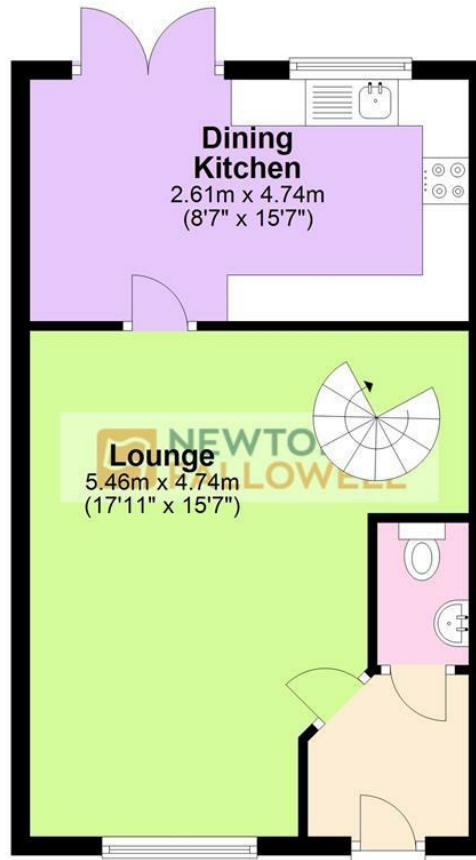




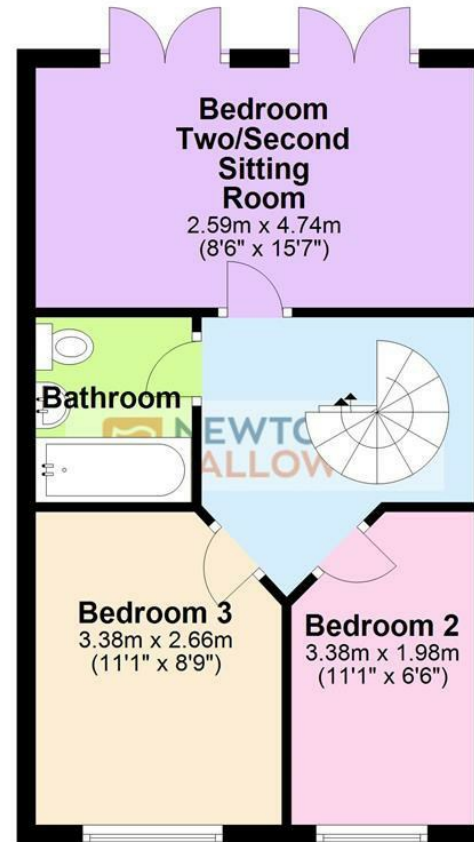


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales <small>EU Directive 2002/91/EC</small>		

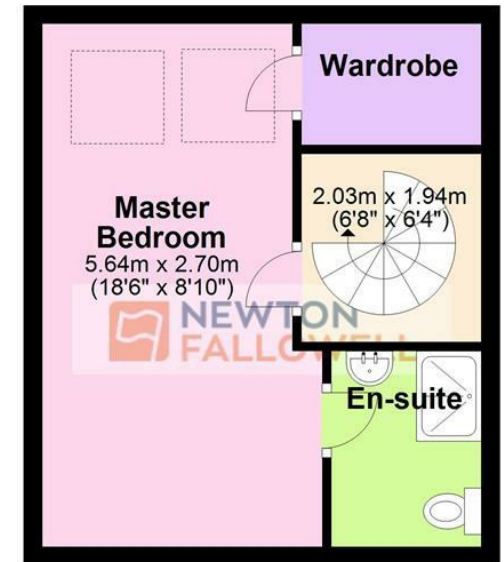
**Ground Floor**  
Approx. 38.7 sq. metres (416.8 sq. feet)



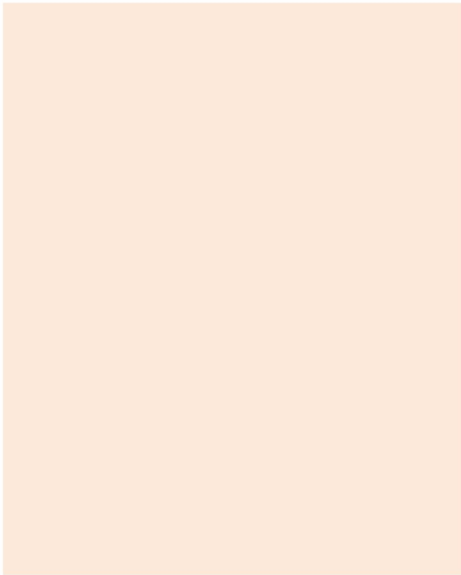
**First Floor**  
Approx. 36.3 sq. metres (390.5 sq. feet)



**Second Floor**  
Approx. 22.2 sq. metres (238.8 sq. feet)



Total area: approx. 97.2 sq. metres (1046.1 sq. feet)



**NEWTON  
FALLOWELL**

t: 01530810033

e: coalville@newtonfallowell.co.uk

[www.newtonfallowell.co.uk](http://www.newtonfallowell.co.uk)

