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**Harcourt Place,
Castle Donington
DE74 2XJ**



01530 231 859

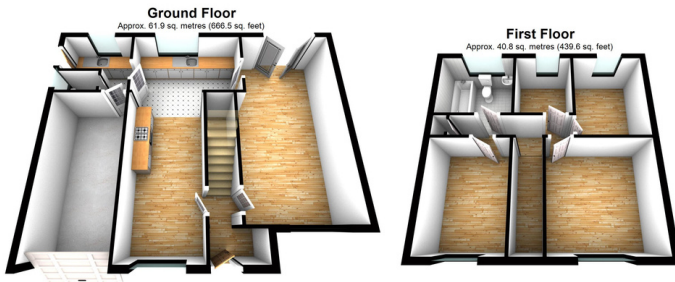
sales@shepherdandwhite.co.uk



Features

- Four Bedroom Detached House
- Excellent Commuter Links
- Double Glazing
- Living Room
- Kitchen
- Utility Room
- Corner Plot

Corner Plot Four Bedroomed Family Sized Detached Home. The Well Presented Accommodation Comprises: Entrance Hall, Lounge Diner, L-Shaped Living Kitchen, Utility Room, Cloakroom, Four Bedrooms, Family Bathroom, Garage and Gardens. Early Viewing Recommended.



Total area: approx. 102.8 sq. metres (1106.2 sq. feet)
Floor plans are for illustrative purposes only, are not to scale and should be viewed with this in mind. Whilst every attempt is made to ensure accuracy, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation. Plans produced using Planity.



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Accommodation

CASTLE DONINGTON

Castle Donington itself is a vibrant location with amenities including shops, post office, doctors surgery, pharmacy, super market, pubs and restaurants. WITHIN EASY REACH OF DERBY, LOUGHBOROUGH AND NOTTINGHAM, AND ONLY THREE MILES FROM EAST MIDLANDS AIRPORT.

ENTRANCE HALL

With laminate floor.

LOUNGE/DINER

20' 4" x 10' 10" (6.22m x 3.32m narrows to 2.93m)

With double glazed window to the front elevation, feature brick fireplace with raised hearth, laminate flooring, double glazed french doors overlooking the rear garden.

L-SHAPED LIVING KITCHEN

KITCHEN

12' 0" x 8' 0" (3.66m x 2.45m)

Fitted with a range of base and eye level units, complimented by rolled edged worktop surfaces and co-ordinating tiling. Sink and drainer with mixer taps, built-in oven and hob, breakfast bar, tiled floor.

LIVING AREA

16' 2" x 7' 6" (4.94m x 2.31m)

With tiled floor, double glazed window overlooking the front, radiator.

UTILITY ROOM

7' 6" x 4' 6" (2.29m x 1.38m)

With sink and drainer, mixer taps, worktop surface, plumbing for auto washer, double glazed window and side door. Door into the garage and access to the Cloakroom.

WC

4' 7" x 2' 9" (1.42m x .85m)

With WC, wash hand basin, double glazed window.

FIRST FLOOR

Approached from a central landing are four bedrooms as follows:

BEROOM ONE

10' 8" x 10' 9" (3.27m x 3.29m)

With radiator and double glazed window.



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Accommodation

BEDROOM TWO

8' 1" x 10' 7" (2.47m x 3.23m)

With radiator and double glazed window.

BEDROOM THREE

8' 10" x 7' 8" (2.70m x 2.35m)

With radiator and double glazed window.

BEDROOM FOUR/STUDY

6' 7" x 5' 6" (2.01m x 1.70m)

With radiator and double glazed window.

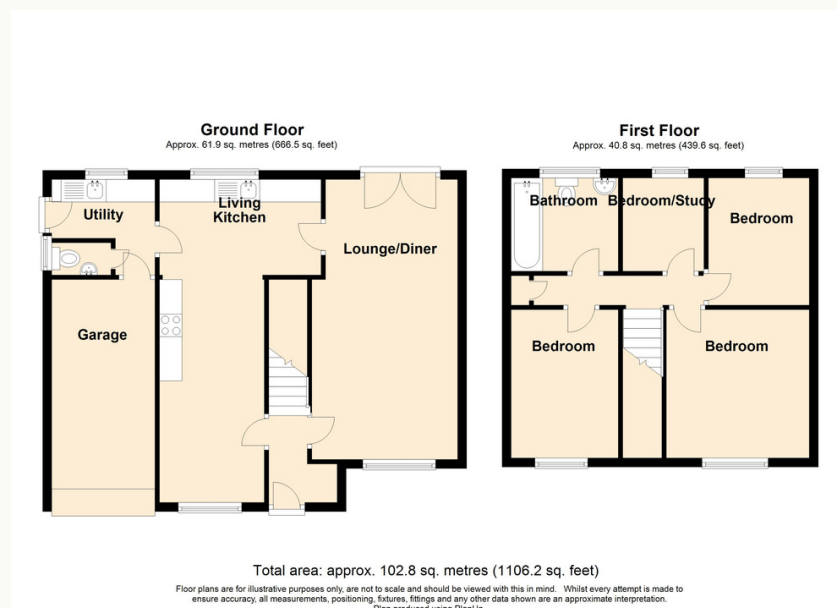
FAMILY BATHROOM

With three piece white suite comprising bath, pedestal wash hand basin, low flush WC, radiator and double glazed window.

OUTSIDE

One of the features of the property is the corner plot gardens upon which it stands. There is a double width driveway to the front.

The rear has a slabbed patio extending on to a good sized lawned area.





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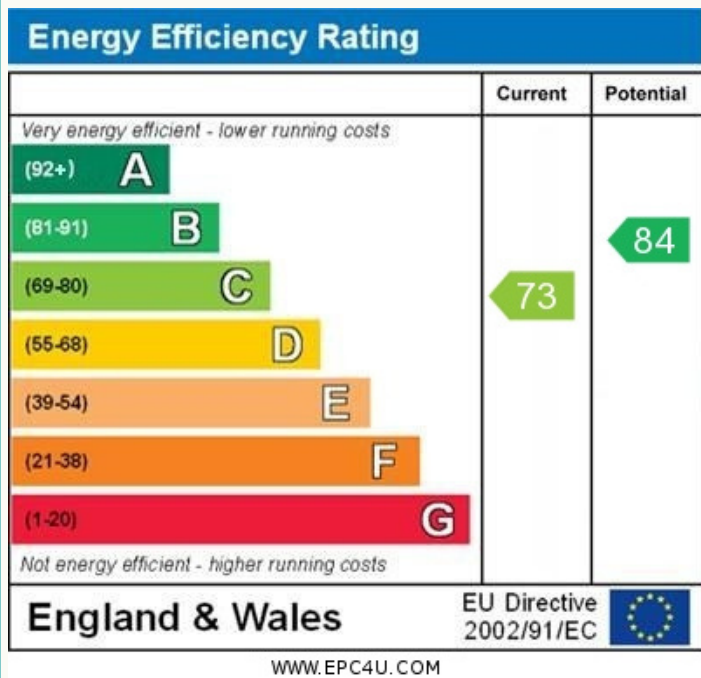


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Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Services

The services, systems and appliances listed in this specification have not been tested by Shepherd & White and no guarantee as to their operating ability or efficiency can be given.

Tenure

Freehold – Shepherd & White recommends that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Council Tax

Band D North West Leicestershire Council

Thinking of Selling?
For a free valuation of your property with no obligation contact Shepherd & White on 01530 231 859

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