



## 119 Park Lane

Castle Donington, Derby, DE74 2JG

Offers In The Region Of £875,000





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## Brief Property Description

This Impressive, potentially six-bedroom home has a wealth of character and has been sympathetically modernised by the present owner. With flexible and generous sized rooms. So, if you are looking for a unique a lovingly maintained, versatile family home, maybe Park Lane is for you. Being Offered For Sale with NO UPWARD CHAIN.

Positioned in a much sought after location and briefly comprising of generous driveway, lower floor: Entrance Hall, sitting room, formal Dining room, Kitchen Diner with integrated appliances, separate utility room, Shower room, Games room/ bedroom six and office /study room. Upper floor: Galleried landing, 5 bedrooms with two bedrooms offering ensuites facilities. Roof Terrace. Contemporary family bathroom. Externally the substantial garage is being used as a home gym. To the rear the gardens are spacious and private with a hot tub included in the sale. Establish mature trees, plants and shrubs and an area of traditional lawn. To the fore behind the electronic gates the driveway offers turning circle and ample off-road parking.

## Accommodation

### Ground Floor

#### Entrance Hall

9'2" x 8'9" (2.80 x 2.69)

The property is set well back from the road, and is accessed via the ornate wrought iron electric gates. The entrance hall approached from the driveway to the front door, Upon entering this large modern family home, you are greeted by the light and spacious hallway that showcases the quality of the interior design and provides a glimpse of the finishes and space that is on offer at this property. With a lovely example of traditional parquet flooring. Stairs rising and rooms leadings off. Character ceiling rose. Twin storage cupboards. Central heating radiator.

#### Sitting Room

26'7" x 14'9" (8.12 x 4.52)

Cosy well appointed sitting room. With a bay Pvc framed windows to the front elevation, further matching windows to the side and rear. Internal hardwood framed doors with glazed panels from the hallway Enhanced by Pvc framed double-glazed patio doors leading to the terrace and extensive gardens. Feature fireplace with marble effect lintel and hearth housing log burner. Parquet flooring. Double set of central heating radiators.

#### Dining Room

18'10" x 14'3" (5.76 x 4.36)

Fabulous formal dining room, with a large Pvc Framed bay window overlooking the courtyard and matching Pvc framed double-glazed windows to the sides, these windows offers the dining room an abundance of natural, light, Parquet flooring. Feature character fire place with metallic surround, housing coal effect gas fire

#### Kitchen Diner

24'1" x 21'3" (7.35 x 6.49)

The heart of the home is the high-quality contemporary well fitted kitchen. This superb and spacious living dining kitchen has an array of eye level and base units., Complementing solid block work surface with sink and drainer. Top marque integrated appliances include fridge freezer, built in bank of Bosch ovens and microwave combination. Coffee machine., Neff dishwasher, and bottle coolers. There is a breakfast bar with solid block work surface with inset five ring gas hob, stainless steel extractor hood and fan above. High quality ceramic floor tiling. Pvc framed double glazed patio doors open to the terrace and gardens. Three sets of central heating radiators. Doors leading off.

#### Utility Room

With Pvc framed windows to rear and side , matching Pvc framed door to gardens. Solid block work surface with inset sink. Plumbing for washing machine, space for further white goods. Eye level storage cupboards. Ceramic floor tiles.

#### Shower Room

Lower floor shower room with Pvc framed double glazed windows to rear. A suite in white, comprising of corner shower cubicle, housing mains fed shower. WC , stand alone ceramic wash hand basin mounted on plinth with storage facilities below. Central heating radiator.

#### Study / Office

7'8" x 6'9" (2.35 x 2.08)

Ideal for modern day living. This room could easily be adapted for home office, with Pvc framed double glazed window to garden views. Central heating radiator.

#### Family Room

16'9" x 15'9" (5.13 x 4.82)

Presently used as a games room. This generous family room has great scope for flexible usage. With twin Pvc framed double-glazed bay windows to the front .Central heating radiators.

### Upper floor

Tel: 01332 811333

### Landing

Landing with access to the roof space. With rooms leading off . Two useful storage cupboards. Central heating radiators. Pvc framed double glazed doors opening onto the roof terrace.

### Master Bedroom

14'8" x 13'5" (4.49 x 4.11)

Generous bedroom with Pvc framed windows to rear and side. Central heating radiators. Pvc framed double glazed patio doors opening on to the roof terrace. The roof terrace offers an ideal opportunity for that early morning coffee or late evening nightcap.

### En suite

Superb modern hi spec fully tiled en suite. Comprising of walk in spa shower including rainfall shower head, power jets and handheld attachment. WC.. Large vanity units incorporating ceramic sink. Pvc framed opaque windows. Central heating radiators and extractor fan.

### Bedroom Two

15'3" x 13'2" (4.66 x 4.02)

With Pvc framed double-glazed window to rear garden views. Central heating radiator..Door leading to

### En suite

Suite comprising of shower cubicle housing thermostatic mixer shower with Rainfall shower head and an additional hand held attachment. Pedestal wash hand basin. Wc. Central heating radiator. Pvc framed double glazed opaque window.

### Bedroom Three

14'3" x 12'3" (4.35 x 3.75)

With Pvc framed double glazed windows. Central heating radiator. A bank of built in wardrobes.

### Bedroom Four

17'8" x 8'11" (5.39 x 2.74)

With Pvc framed double glazed window . Central heating radiator.

### Bedroom Five

13'7" x 7'1" (4.15 x 2.17)

With Pvc framed window. Central heating radiator.

### Family Bathroom

16'4" x 9'1" (4.99 x 2.77)

Superb family bathroom with a suite comprising of " His and Hers" wash hand basins with storage facilities below. Freestanding bath with pillar mixer tap and additional hand held shower attachment. High level cistern traditional wc. Walk in shower cubicle with Rainfall shower head..Central heating radiator. Central heating radiator and towel rail. Pvc framed double-glazed opaque windows with bi fold shutters.

### Gym / Garage

17'10" x 17'7" (5.44 x 5.38)

Brick built garage with solid flooring, converted to home gym. Pvc Framed double-glazed window and matching door.. Wall mounted heaters. The room also houses the diesel powered generator which can provide electricity

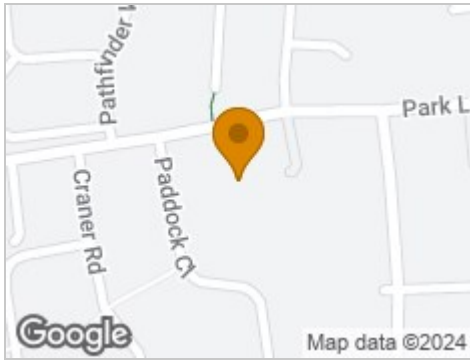
### Outside Rear

The well establish private and extensive rear gardens, with an array of mature tree plants and shrubs. Mainly laid to traditional lawn. Attractive sandstone coloured pathways. Timber framed garden shed. A paved terrace that offers an ideal location for hospitality and entertaining. Included in the sale and set under a substantial Pagoda is a high quality hot tub. The rear garden is further enhanced by being enclosed mainly by shaped hedgerow boundaries. Secure side gate to access driveway.





## Road Map



## Hybrid Map



## Terrain Map



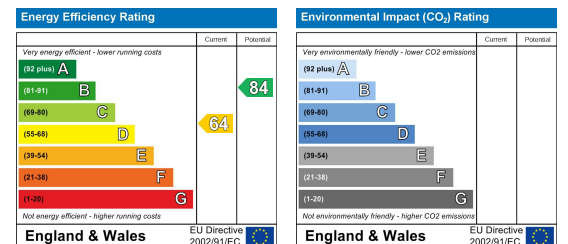
## Floor Plan



## Viewing

Please contact our Marble Property Services Office on 01332 811333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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