



10 Delven Lane

Castle Donington, Derby, DE74 2LJ

Offers In Excess Of £180,000



10 Delven Lane

Castle Donington, Derby, DE74 2LJ

Offers In Excess Of £180,000



THE VILLAGE

Castle Donington itself is a vibrant location with a high standard of amenities including shops, post office, doctors surgery, pharmacy, super market, pubs and restaurants. For the commuter East Midlands airport, Parkway railways station and the national motorway network are all readily accessible as are the center's of Nottingham, Derby and Leicester via the 24 hour running Skylink bus service.

ACCOMMODATION

GROUND FLOOR

With side entrance opening to lounge and stairs rising.

LOUNGE

12'0" x 10'2" (3.68 x 3.12)

With timber framed double glazed to the front. Twin set of central heating radiators. Timber framed door to rear courtyard. Stairs rising to first floor.

DINING ROOM

10'0" x 8'5" (3.05 x 2.59)

With hardwood timber framed double-glazed window to front. Central heating radiator.

INNER HALLWAY

With generous store cupboard housing the combination central heating boiler. Further access door.

KITCHEN

10'0" x 10'5" (3.05 x 3.18)

With a range of eyelevel and base units, work surface with inset sink and drainer. Integrated four

ring gas hob with extractor hood and fan over. Built under oven. Plumbing for washing machine. White good space. Hardwood timber framed double-glazed window to front.

UPPER FLOOR

BEDROOM ONE

11'6" x 10'4" (3.51 x 3.15)

With twin aspect hardwood timber framed double glazed window to side and front. Built in storage cupboard. Central heating radiator.

BEDROOM TWO

10'5" x 10'0" (3.18 x 3.07)

With Hardwood timber framed double glazed window. Central heating radiator.

LANDING

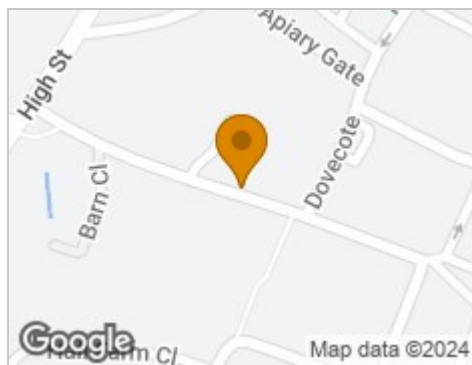
With eave storage rooms leading off.

OUTSIDE

To the rear of the property is an enclosed courtyard. Accessed from internal door off the lounge. Comprising of a hard standing paved area enclosed by panelled fencing, gate to side



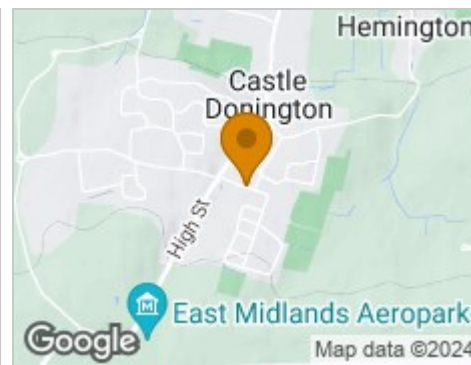
Road Map



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.