



## 38 Hillside

Castle Donington, Castle Donington, DE74 2NH

O.I.R.O £210,000





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## Property & Village

Highly individual home of character with accommodation over two floors. The property enjoys delightful private courtyard gardens to the rear, with lovely first floor views from the house towards Bondgate and beyond, accommodation includes Entrance Hall, Lounge Dining Room, fitted Breakfast Kitchen, three Bedrooms, fitted Bathroom and Cellar. Very convenient for the centre of Castle Donington and viewing is recommended.

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

## Accommodation

### Entrance

The property is accessed via the UPVC framed front door off Hillside, opening to the hallway with enclosed meter cupboard, central heating radiator, staircase rising to upper floor and staircase descending to cellar

### Lounge Diner

20'1" x 16'2" (6.14 x 4.93)

With UPVC framed double glazed window to front views, feature fireplace with exposed brick internal fireplace and tiled hearth housing log burner, exposed timber ceiling beams, two sets of central

heating radiators and UPVC framed double glazed sliding patio doors to the garden terrace.

### Kitchen

9'11" x 7'10" (3.04 x 2.40)

With UPVC framed double glazed window to garden views, a range of wall and base units, work surface with inset stainless-steel sink and drainer, space for standalone cooker, plumbing for washing machine, breakfast bar and central heating radiator.

### Cellar

10'0" x 7'11" : 10'4" x 8'1" (3.06 x 2.42 : 3.17 x 2.47)

With access from the hallway, ceramic tiled steps descending to cellar split into two areas with tiled floor power and light.

### Landing

Dog leg staircase rising to the landing with access to roof space and doors leading off to further rooms.

### Bedroom One

11'1" x 10'3" (3.40 x 3.14)

With UPVC framed double glazed window and central heating radiator

### Bedroom Two

10'3" x 8'11" (3.14 x 2.74)

With UPVC framed double-glazed window and central heating radiator.

### Bedroom Three

8'5" x 7'11" (2.57 x 2.42)

With UPVC framed double-glazed window, central heating radiator and useful over stair cupboard.

## Bathroom

8'5" x 5'7" (2.57 x 1.71)

With UPVC opaque double-glazed window, panelled bath with Triton Electric Shower over and fitted shower screen, vanity unit with inset ceramic sink and storage facilities, chrome towel rail and cupboard housing gas fired central heating boiler.

## Court Yard Garden

With hardstanding terrace, block paved covered passageway to the front, decking area, paved patio, pebbled area and artificial lawn all enclosed by exposed brick walls.

## MONEY LAUNDERING REGULATIONS - MONEY LAUNDERING REGULATIONS -

1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered as approximate measurements.

4. Potential buyers are advised to recheck the measurements before committing to any expense.

5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Road Map



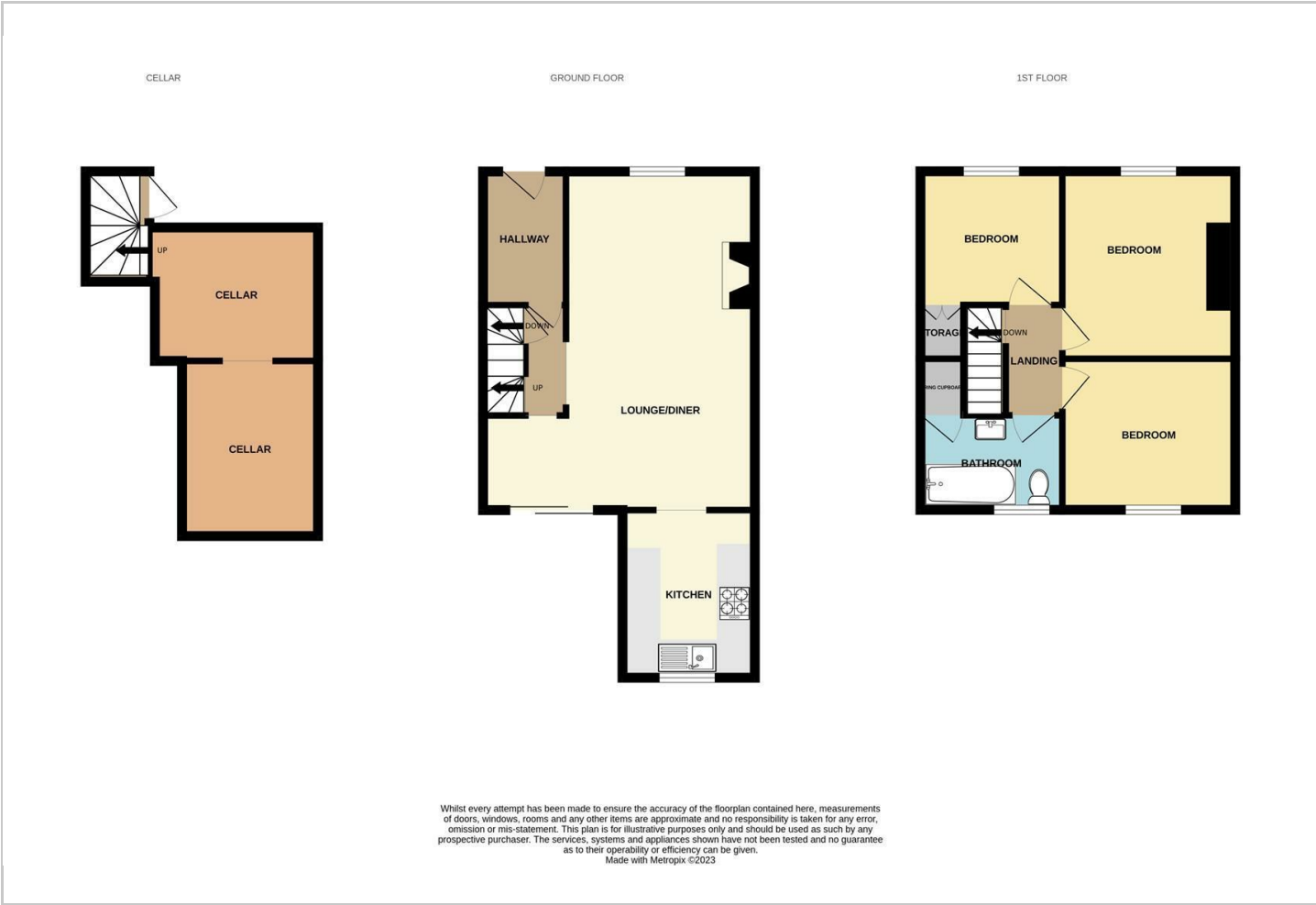
Hybrid Map



Terrain Map



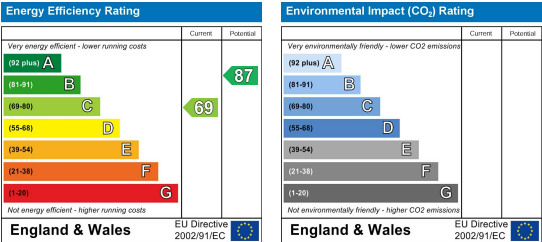
Floor Plan



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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.