



51 Clapgun Street

Castle Donington, Castle Donington, DE74 2LF

Offers In The Region Of £400,000



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GROUND FLOOR

ENTRANCE HALL

With access via a hardwood Front Door with arched leaded window over. Beamed ceiling, French solid oak flooring, central heating radiator.

SITTING ROOM

12'6" x 12'2" (3.81 x 3.71)

With sash multi paned double glazed window to front and side elevation. Beamed ceiling, central heating radiator and multi fuel burning stove inset into the chimney breast.

LIVING KITCHEN

13'3" x 10'8" (4.04 x 3.25)

With a sash multi paned double glazed window to the front elevation, gas central heating radiator Including a range of units at eye and base level and complementing work surface, storage and integrated appliances. One and a quarter bowl sink unit with mixer tap over, integrated fittings including Neff induction hob with extractor hood over, stainless steel electric oven, dishwasher and fridge. Plumbing for washing machine, beamed ceiling and French solid oak flooring.

UTILITY/STORE

11'3" x 6'1" (3.43 x 1.85)

With units providing storage and work surface. Beamed ceiling, opaque multi paned window, central heating radiator.

REAR HALLWAY/ SNUG

With opaque window to the side elevation, gas central heating radiator and stairs leading to:

CELLAR CONVERSION

18'5" x 7'1" (5.61 x 2.16)

With vaulted ceiling, window to front, central heating radiator, and uplighters. Ideal for a games/tv room.

FIRST FLOOR

LANDING

With stairs rising to the second floor.

BEDROOM FOUR

With Multi paned window too side elevation enjoying views over St Edwards Church and gas central heating radiator.

MASTER BEDROOM

With multi paned sash window to the front and side elevation, gas central heating radiator and beamed ceiling.

EN-SUITE

With Opaque window to the front elevation, shower cubicle with waterfall shower over. Sink with under storage, WC and heated chrome towel rail.

LUXURY FAMILY BATHROOM

With opaque multi paned window, central heating radiator, free standing roll top bath, twin sink units, low flush WC and corner walk in shower cubicle.

SECOND FLOOR

BEDROOM TWO

With multi paned sash style window to the front and side elevation with glorious views to both St Peters and the Methodist church. Central heating radiator and fully fitted bespoke wardrobes.

BEDROOM THREE

With multi paned double glazed window to the front elevation, central heating radiator, fitted bespoke wardrobes and loft access, housing boiler with space for storage.

BEDROOM FIVE

11'3" x 6'4" (3.43 x 1.93)

With multi paned window to the side elevation enjoying views over St Edwards and the Methodist church. Central heating radiator and fitted bespoke bed

OUTSIDE

With patio seated area in a private courtyard.

FRONT ELEVATION

With Private courtyard access to the front of the property.

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.

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.