



## 82 Park Lane

Castle Donington, Derby, DE74 2JG

Offers In Excess Of £450,000



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## Village and surroundings

The property is located on Park Lane, a much desired and popular postcode within the area of Castle Donington.

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 centres of Nottingham, Derby and Leicester via the 24 hour running Skylink bus service.

## Frontage

Situated on a corner plot, the property frontage offers an abundance of driveway parking and access to the Garage.

Enter the property via uPVC door into the Porch.

## Porch

Having uPVC windows and door and opaque window into the Hallway.

## Hallway

Having central heating radiator, handy storage cupboard and stairs leading to the first floor.

## Lounge

Having uPVC window to the front elevation, feature gas fireplace with brick built surround, uPVC window to side elevation. patio doors leading through to the Conservatory, central heating radiator and doorway leading through to the Kitchen.

## Conservatory

The brick/uPVC constructed conservatory offers access to the large enclosed rear garden, tiled flooring, central heating radiator and ceiling fan.

## Kitchen

Having uPVC window to the rear elevation, uPVC doorway to the side elevation, space for white goods, built in electric cooker and hob, wood effect wall base and drawer units with complimentary worktops and sink with mixer tap and drainer.

## Dining Room/ Bedroom 5

Having uPVC window to the front aspect and central heating radiator.

## Cloakroom

Having opaque uPVC window to the side elevation, W/C and wall mounted sink.

## Utility/Shower Room

Having uPVC window to the side elevation, plumbing for washer, space for tumble dryer, sink and shower cubicle with electric shower.

## Landing

Offering access to all Bedrooms, family Bathroom and having loft access.

## Bedroom 1

Offering uPVC to front, central heating radiator, built in wardrobe and wash basin.

## Bedroom 2

Having uPVC window to front, central heating radiator, storage cupboard, built in wardrobe and hand basin.

### Bedroom 3

Having uPVC window to rear, central heating radiator and built in wardrobe.

### Bedroom 4

Having uPVC window to the side aspect, central heating radiator and built in wardrobe.

### Family Bathroom

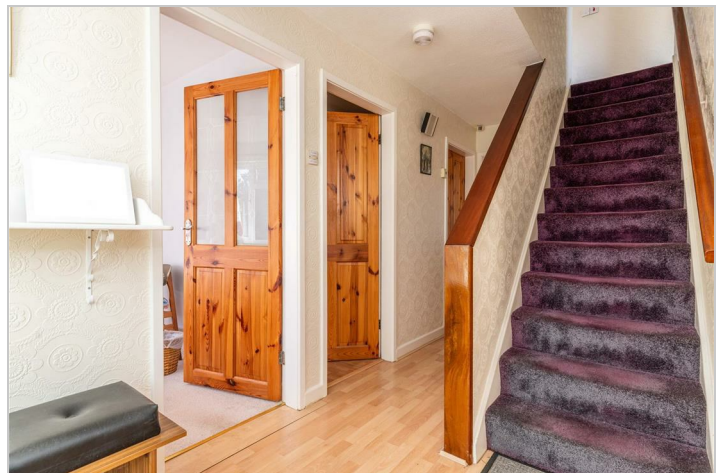
Having two opaque windows to the rear, shower cubicle with electric shower over, towel rail, W/C and sink with storage.

### Garage

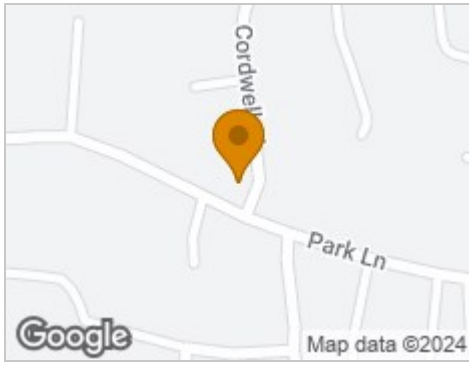
Single Garage with storage space to the rear, doorway leading to enclosed rear garden.

### Rear

Enclosed rear garden offering paved area, lawn, stoned seating area and outdoor tap.



## 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.

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