



## Station Road

Castle Donington, Derby, DE74 2NJ

Offers Over £220,000





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## Hallway

15'3" x 6'1" (4.655 x 1.871)

Enter the property via uPVC door into the Hallway which offers a central heating radiator and access to Guest Cloakroom, Kitchen, Reception Room and stairs rising to the first floor.

## Guest Cloakroom

Offering W/C.

## Kitchen

11'11" x 7'10" (3.648 x 2.403)

Having fitted wall, base and drawer units, sink and uPVC window looking out to front aspect, wall mounted Worcester boiler, space and plumbing for appliances and central heating radiator.

## Reception Room

18'3" x 14'11" (5.580 x 4.549)

A light, airy and spacious Reception Room offering gas fire, central heating radiator and patio doors leading out onto the rear Enclosed Garden.

## Landing and stairs

8'1" x 5'11" (office/study area measurement) (2.481 x 1.825 (office/study area measurement))

Carpeted stairs lead to the first floor landing which offers additional space for a possible office/study area.

## Master Bedroom

10'11" x 10'2" (3.351 x 3.114)

A good sized double Bedroom having carpeted flooring, inbuilt storage cupboard, central heating radiator and uPVC window.

## Bedroom Two

10'3" x 9'6" (3.130 x 2.920)

Another double Bedroom offering carpeted flooring, inbuilt storage cupboard, central heating radiator and uPVC window.

## Bedroom Three

12'0" x 8'0" (3.665 x 2.449)

Having carpeted flooring, inbuilt storage cupboard, central heating radiator and uPVC window.

## Bedroom Four

8'0" x 8'10" (2.457 x 2.693)

A good sized single Bedroom having carpeted flooring, central heating radiator and uPVC window.

## Family Bathroom

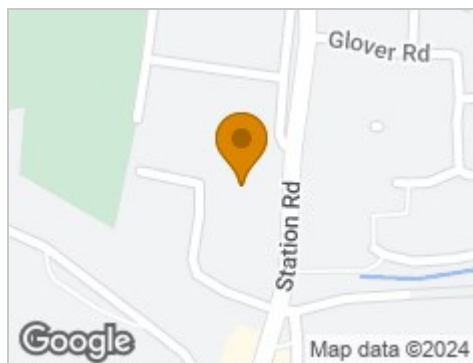
Having recently installed suite including Bath with shower over, W/C, hand basin and opaque window.

## Outside

To the rear of the property is an enclosed low maintenance garden which also offers a side access gate to the parking area.



## Road Map



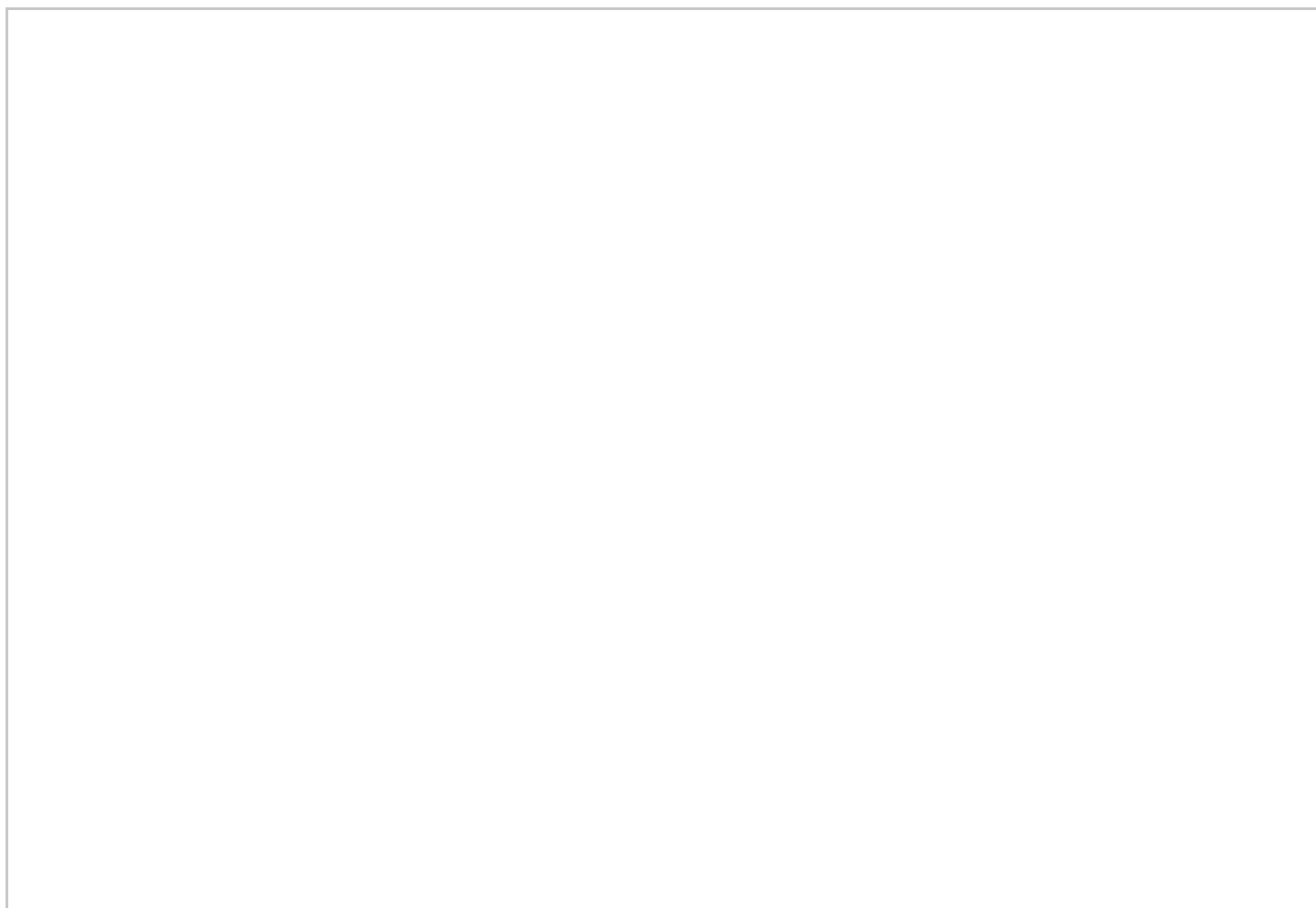
## Hybrid Map



## 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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