



Station Road

Castle Donington, Derby, DE74 2NJ

Offers Over £215,000



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Hallway

15'3" x 6'1" (4.65 x 1.87)

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" (3.64 x 2.40)

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 14'10" (5.58 x 4.54)

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) (2.48 x 1.82 (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" (3.35 x 3.11)

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

Bedroom Two

10'3" x 9'6" (3.13 x 2.92)

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

Bedroom Three

12'0" x 8'0" (3.66 x 2.44)

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

Bedroom Four

8'0" x 8'9" (2.45 x 2.69)

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.

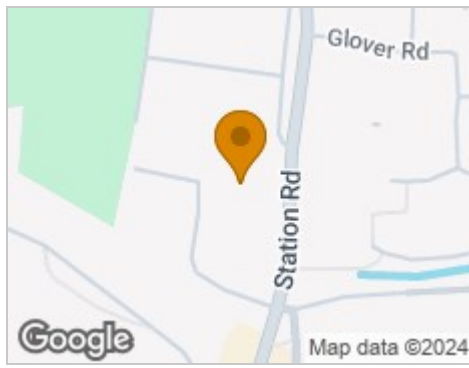
MONEY LAUNDERING REGULATIONS -

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



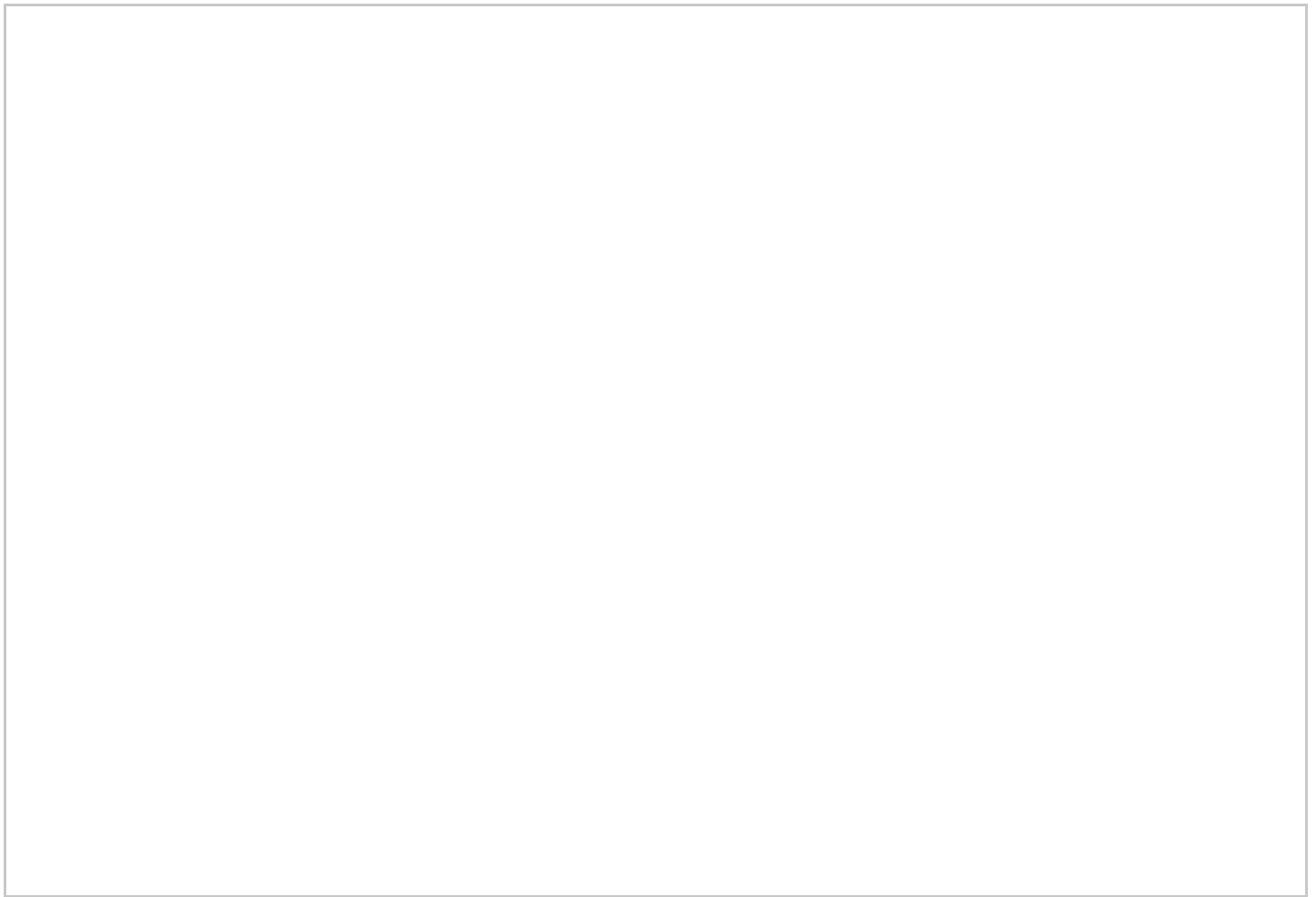
Hybrid Map



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.