



## 1 Park Lane

, Castle Donington, DE74 2JF

Offers In Excess Of £400,000



# 1 Park Lane

, Castle Donington, DE74 2JF

Offers In Excess Of £400,000



## THE PROPERTY & VILLAGE

Stunning bungalow which has been maintained to the highest standard by the current vendors. Features including superb modern fitted dining/kitchen and contemporary bathroom with full suite. Additional accommodation includes three bedrooms, lounge and garden room. Landscaped private gardens with decking. Off-road parking, double sized concrete sectional garage with twin manual doors. Decorated with style and elegance. Offered for sale with no upward chain.

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.

## ACCOMMODATION

### ENTRANCE HALL

Accessed via a set of steps rising to block paved pathway leading to a composite door with double glazed side panels opening to hall way.

### BOOT ROOM

Internal brick built boot room housing Worcester combination gas boiler.

### UTILITY ROOM

Plumbing for washing machine and space above in stack system for tumble dryer.

## KITCHEN DINER

20'0" x 19'1" (6.1 x 5.82)

Cottage style kitchen recently installed with a range of modern wall and base units, solid block work surfaces with inset stainless steel sink and drainer with contemporary style tap over. Including Stoves seven ring gas burners with double oven, grill and warming draw. Stoves extractor hood housing extractor fan. Integral dish washer and further white goods space. Twin uPVC framed double glazed windows to the front and ample space for dining table.

## LOUNGE

14'9" x 10'8" (4.5 x 3.25)

With triple aspect uPVC framed double glazed windows to front side and rear. Double set of central heating radiators. Fire place with hardwood timber lintel and tiled hearth. Laminate flooring.

## LIVING/GARDEN ROOM

12'6" x 9'10" (3.81 x 3)

With fitted bi-fold doors opening to decking area and gardens. Laminite flooring.

## INNER HALLWAY

With central heating radiator and rooms leading off.

## BEDROOM ONE

15'0" x 9'10" (4.57 x 3)

With uPVC framed double glazed window to side. and gas central heating radiator.

## BEDROOM TWO

14'8" x 10'8" (4.47 x 3.25)

With uPVC framed double-glazed windows to rear and gas central heating radiator.

## BEDROOM THREE

11'3" x 9'4" (3.43 x 2.84)

With uPVC framed double glazed window to side elevation and gas central heating radiator.

## BATHROOM

With full suite comprising of separate tiled shower cubicle housing contemporary twin headed and horizontal body jets mains fed shower. Stand alone bath with modern bath furniture. Pedestal wash hand basin. WC. Chrome towel rail, extractor fan. uPVC framed opaque double glazed window.

## OUTSIDE FRONT AND SIDE

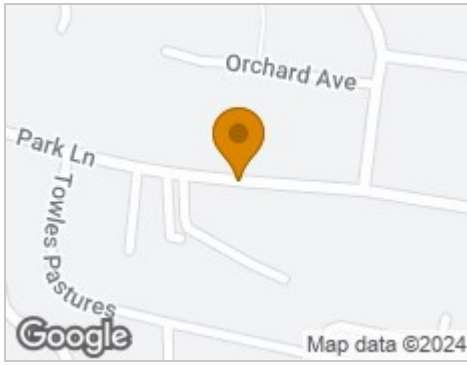
The property sits back and above and is accessed by a set of steps leading to a block paved pathway leading to the front door. This pathway creates an inner circle for the home. There are boundaries of panelled fencing. There are attractive flower beds with an array of mature plants and shrubs.

## OUTSIDE REAR

To the rear is a concrete base and sectional double garage with galvanised metal roofing. Twin manual up and over doors, personal access door. a block paved driveway providing ample off road parking the area is secured by twin hard wood timber hinged gates.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

GROUND FLOOR  
1426 sq.ft. (132.4 sq.m.) approx.



TOTAL FLOOR AREA: 1426 sq.ft. (132.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021

## 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.