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, Castle Donington, DE74 2NR

Offers Over £650,000



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Energy Efficiency

As you will see from the EPC rating provided, great care has been taken by the current owners to ensure the property is almost as energy efficient as attainable. The property benefits from the installation of solar panels (which can be removed upon request if preferable) which further add to its energy efficiency and also make the running of the property more economical.

Location

Castle Donington is a vibrant village with a high standard of amenities including an array of independent shops, cafe's and restaurants. There is also a local post office, doctor's surgery, pharmacy and supermarkets. For the commuter, East Midlands airport, the Parkway Railway 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.

Front Aspect

The property sits in a private location which is well secluded and set back from the road. The property is accessed via an expansive driveway which offers ample parking and also offers charming footpath accesses to the property and fore garden. The property also benefits from an additional parking space lower down the driveway.

The fore garden offers a delightful private lawn surrounded by well-established trees, access to the entrance of the property, to the useful garden shed and the extensive rear garden.

Garage

20'2" x 15'2" (6.16 x 4.63)

A large garage offering electric remote door entry, electricity and lighting and stairs leading to the converted upper level which would make an ideal games room!

Entrance Hallway

Enter the property via newly fitted door into the spacious hallway which offers feature exposed brick walls, wooden beams and high windows allowing an abundance of light into the space. The hallway also benefits from a handy storage cupboard, controls for Solar Panels, stairs rising to first floor and access to ground floor rooms.

Bedroom 5/Study

13'5" x 10'0" (4.1 x 3.05)

With window to the front aspect offering views over the charming front garden, feature exposed beam, carpeted flooring and central heating radiator.

Lounge

27'1" x 13'5" (8.28 x 4.1)

On entering this large, spacious reception space, you will notice the abundance of light that fills the room which is provided by the dual aspect floor to ceiling window and window to the rear of the room overlooking the beautiful Gardens beyond. The focal point of the room is the stone fireplace and feature log burning stove. The room also benefits from wall mounted lighting, wooden beam, carpeted flooring and central heating radiators.

Dining Room

12'3" x 12'2" (3.74 x 3.73)

A further light and airy room which offers the perfect dining space due to the dual aspect south facing windows looking out over the charming front garden. The dining room also offers an electric fireplace, central heating radiator, wooden flooring and provides easy access through to the kitchen.

Kitchen

12'2" x 9'7" (3.73 x 2.93)

The kitchen offers substantial space and has been designed to be family friendly. It has tiled flooring, wooden wall, drawer and base units with complimentary worktops. There is natural light from dual aspect windows to both the side and rear aspects of the property and views over the rear gardens. A free standing Hotpoint oven and hob, integral extractor fan, integral dishwasher, sink with mixer tap over and breakfast bar are all installed.

Boot Room/Utility

9'7" x 4'11" (2.93 x 1.50)

Having tiled flooring, a range of wall and base units, cupboard housing the boiler (fitted in 2010- full service history provided) and doorway out to the rear garden.

Ground Floor Shower Room

7'3" x 5'8" (2.21 x 1.74)

Having tiled flooring, W/C, pedestal sink, shower cubicle and space and cupboard housing plumbing and space for washer/dryer.

Landing

A spacious galleried landing with a magnitude of light, offering feature exposed brick walls and large access to the loft which is fully boarded, well insulated and has useful shelving, loft ladder for access and lighting.

Bedroom Two

12'2" x 10'3" (3.73 x 3.13)

Having carpeted flooring, central heating radiator, window looking out to side aspect and fitted wardrobes.

Bedroom Three

9'1" x 6'8" (2.77 x 2.04)

Having carpeted flooring, central heating radiator and dual aspect windows offering views over the rear garden and side aspect.

En-Suite

9'7" x 9'1" (2.93 x 2.77)

Having enclosed shower, hand basin, laminate flooring, shaving point and storage cupboard housing hot water cylinder.

Family Bathroom One

9'7" x 7'3" (2.94 x 2.21)

Having enclosed shower unit, handy built in storage unit, laminate flooring, hand basin, W/C, heated towel rail and window to rear aspect.

Bedroom Four

13'5" x 11'4" (4.10 x 3.47)

A spacious double bedroom offering laminate flooring, central heating radiator and window to side aspect.

Family Bathroom Two

10'3" x 5'11" (3.13 x 1.81)

Having built in bath with shower over, W/C, pedestal hand basin, heated towel rail and laminate flooring.

Master Bedroom

19'10" x 13'5" (6.05 x 4.10)

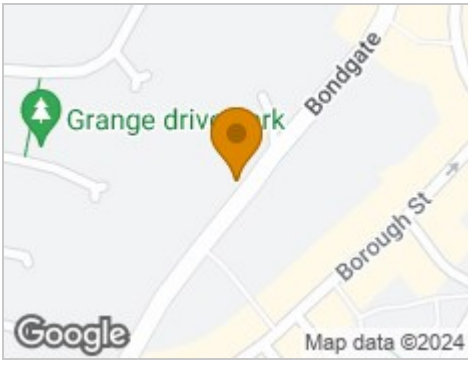
The largest of the double bedrooms which offers dual aspect windows with views over the rear garden and side aspect, built in wardrobes, drawers and bedside tables, laminate flooring and central heating radiator.

Rear aspect

To the rear of the property you will find a beautifully designed and maintained garden offering lawn, an abundance of established trees and shrubbery which gives certain areas of the Garden a lovely woodland feel to it, an array of well-maintained plants and flowers and a fruit/vegetable patch (currently used for Strawberries) The Garden also benefits from a large summer house with both living and storage space and outdoor water and power supplies.



Road Map



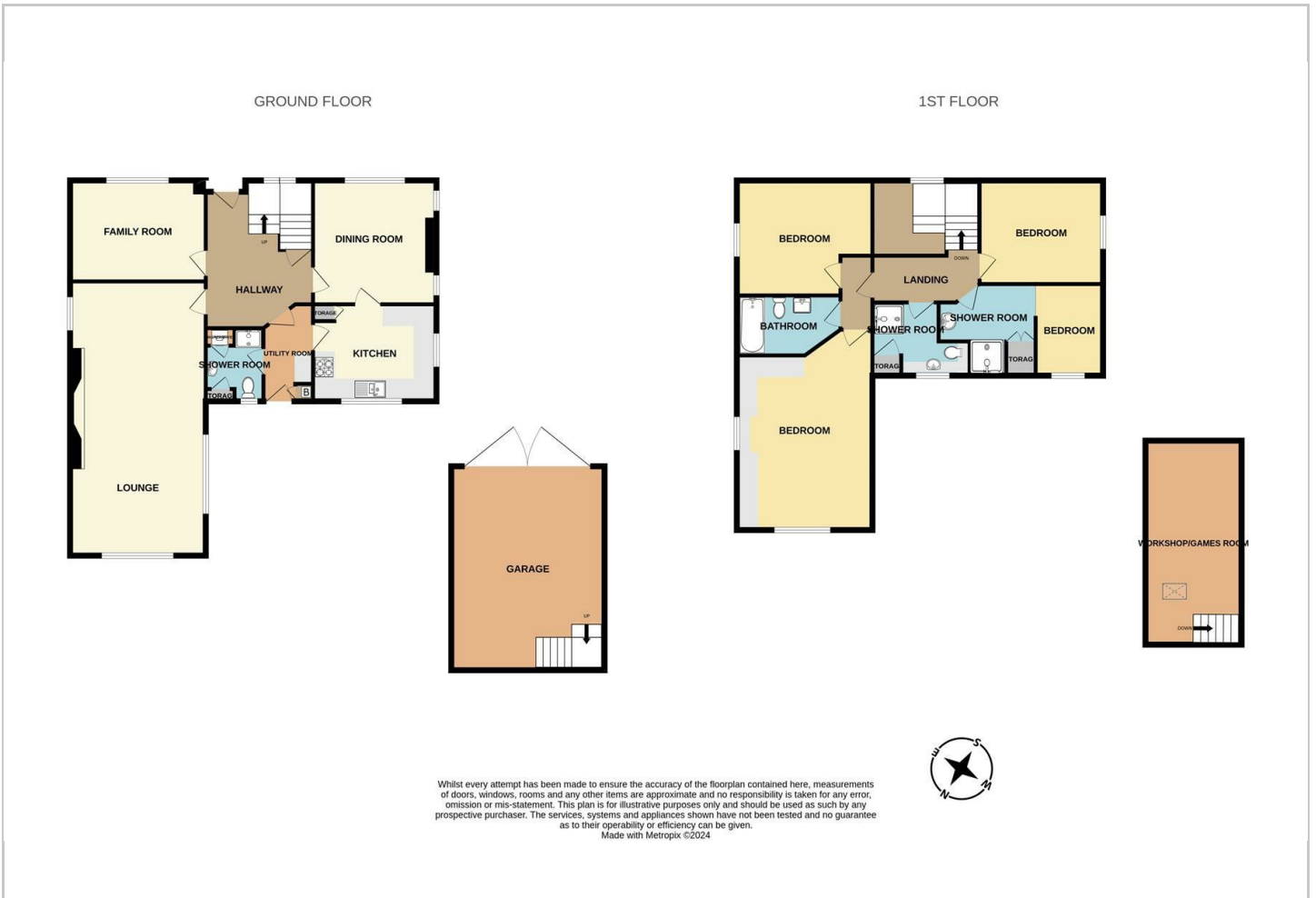
Hybrid Map



Terrain Map



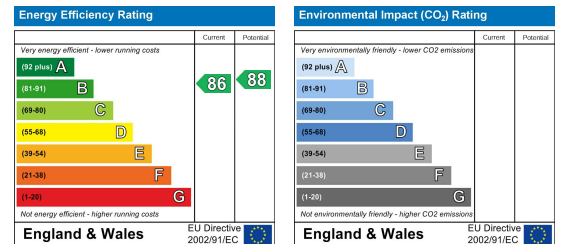
Floor Plan



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.

Energy Efficiency Graph



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