



30 Station Road

, Castle Donington, DE74 2NJ

Offers Over £195,000



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PROPERTY & LOCATION

This immaculately presented modern end terraced property in the sought after location of Castle Donington ideally for first time buyer or investor. with no upward chain. This impressive property comprises briefly hallway with guest cloakroom, lounge, kitchen/diner, two good bedrooms and family bathroom, off-road parking for two vehicles at the rear and enclosed garden to the rear.

Castle Donington itself is a vibrant location with a high standard of amenities including shops, post office, doctors surgery, pharmacy, supermarket, pubs and restaurants. For the commuter East Midlands airport, 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.

ACCOMMODATION

ENTRANCE HALLWAY

With uPVC front door and gas central heating radiator.

DOWNSTAIRS CLOAKROOM

6'7" x 3'5" (2.03 x 1.05)

With double glazed opaque window to the front elevation, gas central heating radiator, pedestal sink and W.C.

LOUNGE

13'6" x 10'7" (4.13 x 3.25)

With double glazed window to the front elevation, gas central heating radiator, feature fireplace with electric fire, wood effect laminate flooring and stairs leading to the first floor.

OPENPLAN KITCHEN/DINER

14'1" x 8'1" (4.30 x 2.47)

With double uPVC doors opening to the rear garden, contemporary base and wall units with complementing worksurfaces. gas central heating radiator, stainless steel sink, electric oven with extractor hood over and four ring gas hob. There is space for a fridge freezer, plumbing for washing machine, storage cupboard, ample space for dining table and wood effect laminate flooring.

FIRST FLOOR

LANDING

BEDROOM ONE

14'1" x 11'5" (4.30 x 3.49)

With two double glazed windows to the front elevation, gas central heating radiator, built in storage cupboard and loft access.

BEDROOM TWO

10'2" x 7'10" (3.11 x 2.41)

With double glazed window to the rear elevation and gas central heating radiator.

FAMILY BATHROOM

6'8" x 6'2" (2.04 x 1.89)

With opaque double glazed window to the rear elevation, gas central heating radiator, vanity unit with wash basin, W.C. and bath with shower over.

OUTSIDE FRONT

With stoned area and pathway leading to front entrance and side access to the rear.

OUTSIDE REAR

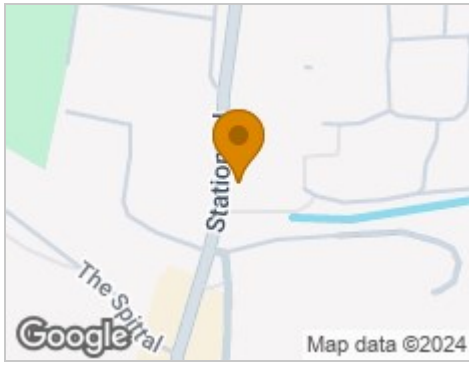
With a patio seated area for entertaining, grass lawned area with shrubs/borders, privately surrounded fencing, side access to the front of the property and gate at rear of garden giving access to private parking for two vehicles.

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



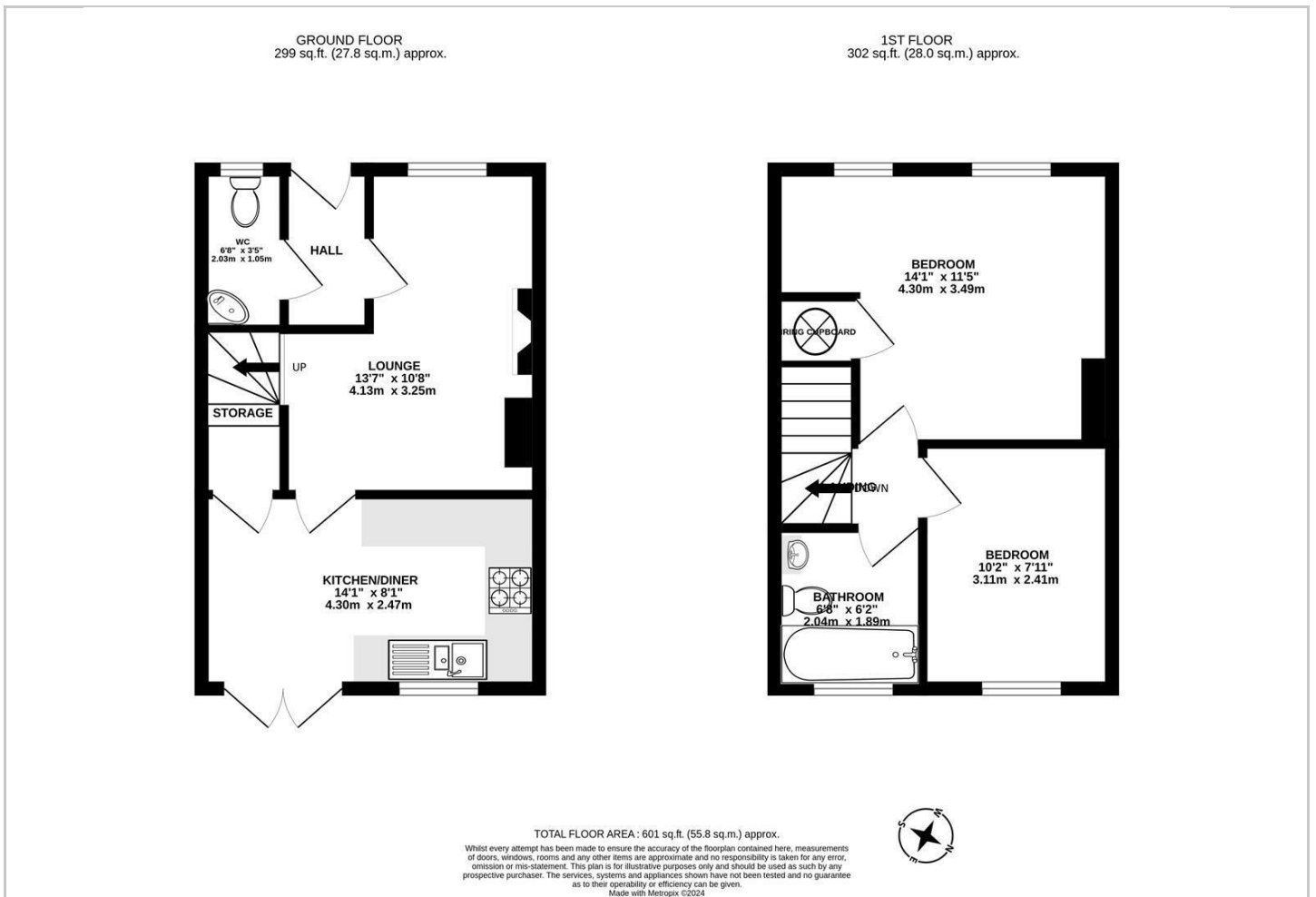
Hybrid Map



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.