



## 52a The Spittal

, Castle Donington, DE74 2NQ

Offers In Excess Of £300,000



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## Property and Location

This spacious three bedroom detached bungalow is situated within this sought after and quiet location of Castle Donington. Features include lounge with open plan dining area, three double bedrooms, driveway with ample parking, detached brick built double garage and enclosed private rear garden. The property is 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 Porch

Having composite front door and ceiling light.

### Entrance Hallway

Having wooden front door leading into hallway, gas central heating radiator, ceiling light and doors leading to,

### Lounge

18'6" x 14'9" (5.64 x 4.50)

Having uPVC double glazed windows to the front elevation, gas central heating radiator, brick feature fire surround with multi fuel burner and ceiling light.

### Dining Area

16'6" x 11'5" (5.03 x 3.48)

Having uPVC double glazed window overlooking the side elevation, gas central heating radiator, ceiling light and ample space for dining table.

### Kitchen

8'9" x 14'7" (2.67 x 4.45)

Having uPVC double glazed window and uPVC double glazed stable door to the rear garden, gas central heating radiator, contemporary wall and base units with complementing work surfaces, integrated electric double oven, hob with extractor hood over, integrated fridge freezer and space for washing machine and dishwasher.

### Bedroom One

15'8" x 11'3" (4.78 x 3.45)

Having uPVC double glazed window to the front elevation, gas central heating radiator, loft access, fitted wardrobes and ceiling light.

### Bedroom Two

12'2" x 11'3" (3.73 x 3.43)

Having uPVC double glazed window to the rear elevation, gas central heating radiator, original parquet flooring, further loft access and ceiling light.

### Bedroom Three

13'1" x 10'5" (4.01 x 3.20)

Having uPVC double glazed window to the rear elevation, gas central heating radiator and ceiling lighting.

### Family Bathroom

10'0" x 5'8" (3.05 x 1.75)

Having gas central heating radiator, pedestal sink,

W.C, bath with shower over, vinyl flooring and ceiling light.

### Outside Front and Garage

Having a driveway with ample parking, access to the detached double garage with electric up and over door, uPVC double glazed window to the side elevation with power/lighting supply and side access to the property with a separate storage room.

### Outside Rear

Having a patio seating area, mainly lawned, borders, shrubs, trees, surrounded by private fencing.

### 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



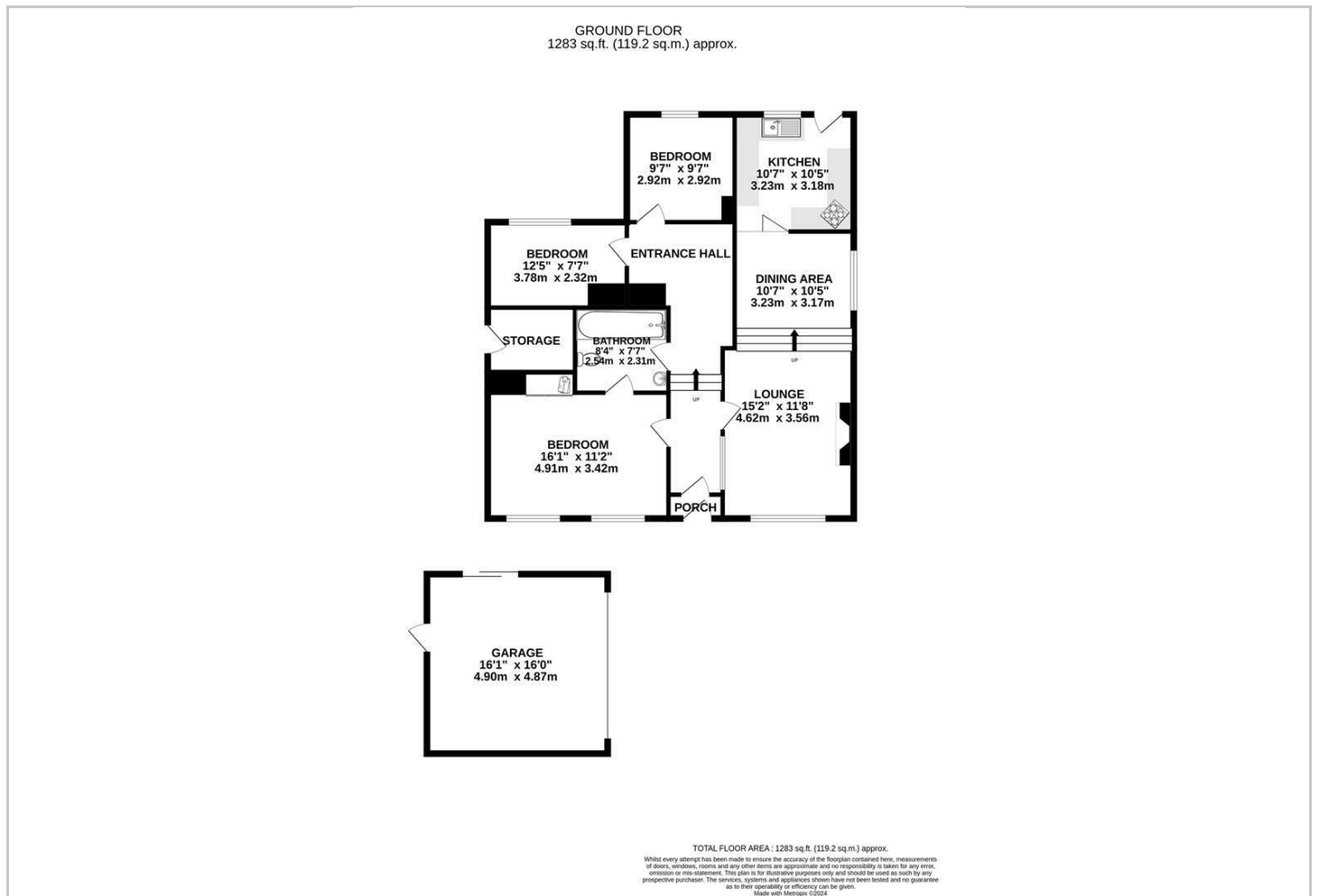
## Hybrid Map



## 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.