



## 72 Bondgate

Castle Donington, Derby, DE74 2NR

Asking Price £180,000



# 72 Bondgate

Castle Donington, Derby, DE74 2NR

Asking Price £180,000



## Accommodation

### Entrance

Having uPVC door Leading in living room.

### Lounge

12'4" x 11'6" (3.77 x 3.51)

Having uPVC double glazed window to the front elevation, gas central heating radiator, feature fire place with cast iron surround and granite hearth with gas fire and door leading to dining room.

### Dining Room

12'4" x 12'0" (3.78 x 3.68)

Having uPVC double glazed window to the rear elevation, gas central heating radiator, feature fireplace with a multi fuel burner stove on an exposed brick hearth with a wooden mantelpiece over, storage cupboard and door leading into kitchen.

### Kitchen

7'9" x 8'5" (2.37 x 2.57)

Having Having uPVC double glazed window and uPVC back door to side elevation, gas central heating radiator, contemporary wall and base units with complementing work surfaces, inset sink and drainer, integrated electric oven, electric hob with extractor hood over and space for all appliances.

### First Floor Landing

Having frosted ceiling light and doors leading to.

### Bedroom One

12'4" x 11'3" (3.76 x 3.44)

Having uPVC double glazed window to the front elevation and gas central heating radiator.

### Bedroom Two

12'4" x 9'0" (3.76 x 2.76)

Having uPVC double glazed window to the rear elevation, gas central heating radiator and wall mounted combi boiler.

### Bathroom

Having Frosted uPVC double glazed window to the rear elevation, corner bath with electric shower unit over, wash hand basin, tiled flooring and gas central heating radiator.

### W.C.

Having Frosted uPVC double glazed window to the front elevation, low level flush W.C, wash hand basin and tiled flooring

### Attic Room

16'4" x 7'4" (4.98 x 2.25)

Having staircase into bedroom with skylight windows to the front and rear elevation, two gas central heating radiators and hanging rail for clothing.

### Outside Front

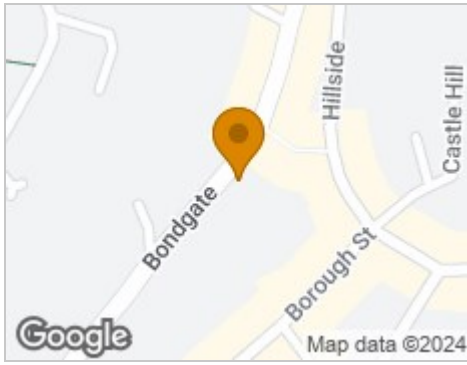
Accessed from the road and side gate entrance to rear of the property.

### Outside Rear

With concrete pathway from rear door, steps leading to stoned seating area, storage outhouse with electric points and water supply, further outhouse with W.C. and private surrounding fencing.



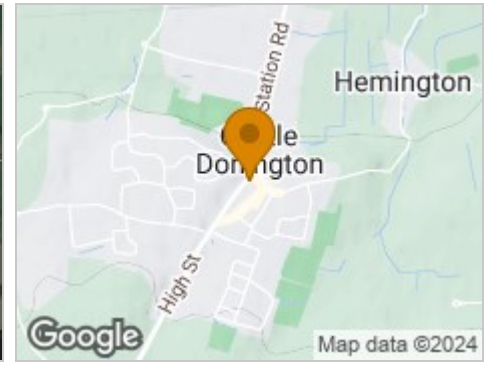
## Road Map



## 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.