



## 43 Station Road

Castle Donington, Derby, DE74 2NJ

Offers In Excess Of £240,000





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## Driveway

Blocked paved driveway for several vehicles, plants and shrubs

## Entrance

Via a UVPC door with stairs leading to first floor, central heating radiator, carpeted flooring

## Living Room

Electric fire with surround, double glazed UVPC window to front elevation, T.V. Point, gas central heating radiator, carpeted flooring.

## Utility / Downstairs W.C.

With plumbing for washing machine and ample space for a tumble dryer, low level W.C., hand basin, double glazed UVPC window to rear, wooden flooring.

## Under stairs Storage

Housing the boiler, gas and electric meters, consumer unit and ample storage.

## Kitchen Diner

Intergrated Lamona electric oven, Lamona four ringed gas hob, intergrated extractor fan, range of high and low cupboards, two gas central heating radiators, wooden flooring.

## Garden Room

With steps leading down from kitchen diner, patio doors leading out to rear garden, electricity, tiled flooring.

## Stairs Leading To First Floor

Double glazed UVPC window to side elevation, loft access, carpeted flooring.

## Family Bathroom

Double glazed UVPC window to rear, four piece suite comprising of: low level W.C., hand basin, bath and separate shower enclosure, heated towel rail, tiled walls and flooring.

## Bedroom One

Double glazed UVPC window to front, gas central heating radiator, built in wardrobes with hanging rail and shelving, carpeted flooring.

## En-Suite

Double glazed UVPC window to front, low level W.C., hand basin, storage cupboards, carpeted flooring.

## Bedroom Two

Double glazed UVPC window to rear, built in wardrobes with hanging rail and shelving, gas central heating radiator, carpeted flooring.

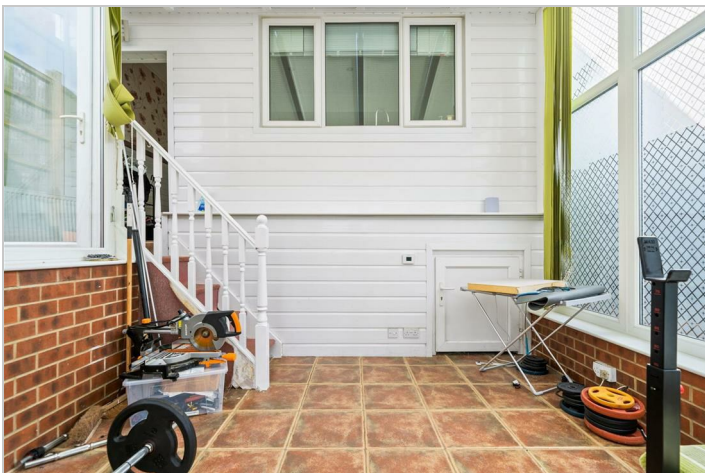
## Garden

Private garden with patio areas, stepping stones through the laid lawn to a more secluded area of the garden

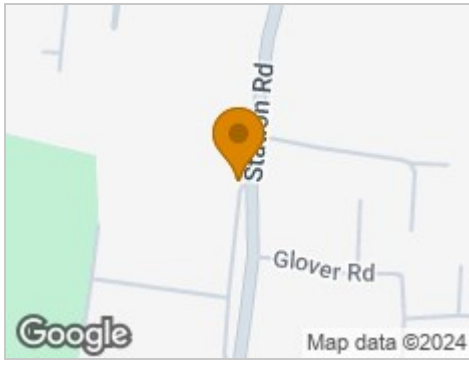
## . MONEY LAUNDERING REGULATIONS -

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 incorrect.

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



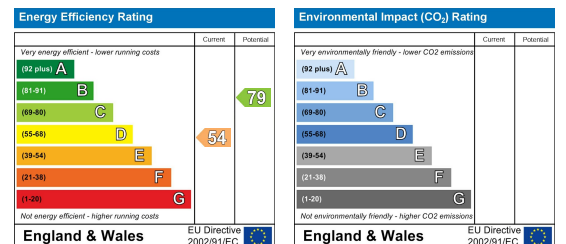
## Floor Plan



## 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.

## Energy Efficiency Graph



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.