



10 Hastings Street

Castle Donington, Derby, DE74 2LP

Offers In Excess Of £415,000



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Accommodation

Kitchen

12'2" x 8'0" (3.73 x 2.44)

Having uPVC double glazed front door leading into kitchen, uPVC double glazed windows to the front and side elevation, contemporary wall and base units, complementing work surfaces, integrated double electric oven, electric hob with extractor hood, integrated fridge, separate pantry, inset sink with drainer and tiled flooring.

Dining Room

8'9" x 9'3" (2.67 x 2.84)

Having uPVC double glazed window overlooking the rear elevation, gas central heating radiator and laminate flooring .

Lounge

17'9" x 20'2" (5.42 x 6.17)

Having uPVC double glazed French doors leading to the rear garden, gas central heating radiator, built in storage cupboard, gas fire, beams to ceiling and laminate flooring.

Study

8'7" x 9'3" (2.62 x 2.84)

Having uPVC double glazed window overlooking the rear elevation, gas central heating radiator, beams to the ceiling and laminate flooring.

Hallway

Having gas central heating radiator, built in storage cupboard with plumbing for washing machine, laminate flooring and loft access housing combi boiler with hive thermostat control.

Bedroom One

12'9" x 12'7" (3.89 x 3.86)

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

En suite Bathroom

5'4" x 12'2" (1.65 x 3.71)

Having gas central heating radiator, L shaped bath with mixer taps and rainfall shower over, wall mounted sink, low level flush W.C. and tiled flooring.

Bedroom Two

8'5" x 20'2" x 14'4" (2.59 x 6.17 x 4.37)

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

En suite W.C.

5'4" x 3'6" (1.65 x 1.07)

Having uPVC double glazed window to the side elevation, gas central heating, W.C, pedestal sink and tiled flooring.

Bedroom Three

10'7" x 10'2" x 7'3" (3.25 x 3.10 x 2.21)

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

Shower Room

8'3" x 9'8" (2.54 x 2.97)

Having uPVC double glazed window to the side elevation, double walk in shower with rainfall shower, low flush W.C, pedestal sink. built in storage cupboard and tiled flooring.

Exterior Utility

7'6" x 10'2" x 7'3" (2.31 x 3.10 x 2.21)

Having uPVC double glazed door and window, plumbing for washing machine, tumble dryer and sink.

Coal House / Store Room

Having further outhouse perfect for storage.

Outside Front

Having ample space both sides for parking and access to the garage with up and over manual door.

Outside Rear

Having large mature garden with patio seating area, mainly lawn with beautiful flower beds, borders shrubs and mature trees. There is also a greenhouse, wooden storage shed and access to two further garages. The First garage is of brick construction with uPVC double glazed window and side door, power and lighting supply with a toilet to the rear and partially converted into an exterior utility. The second garage is to the rear of the garden with power and electric supply.

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.

MONEY LAUNDERING REGULATIONS -



Road Map



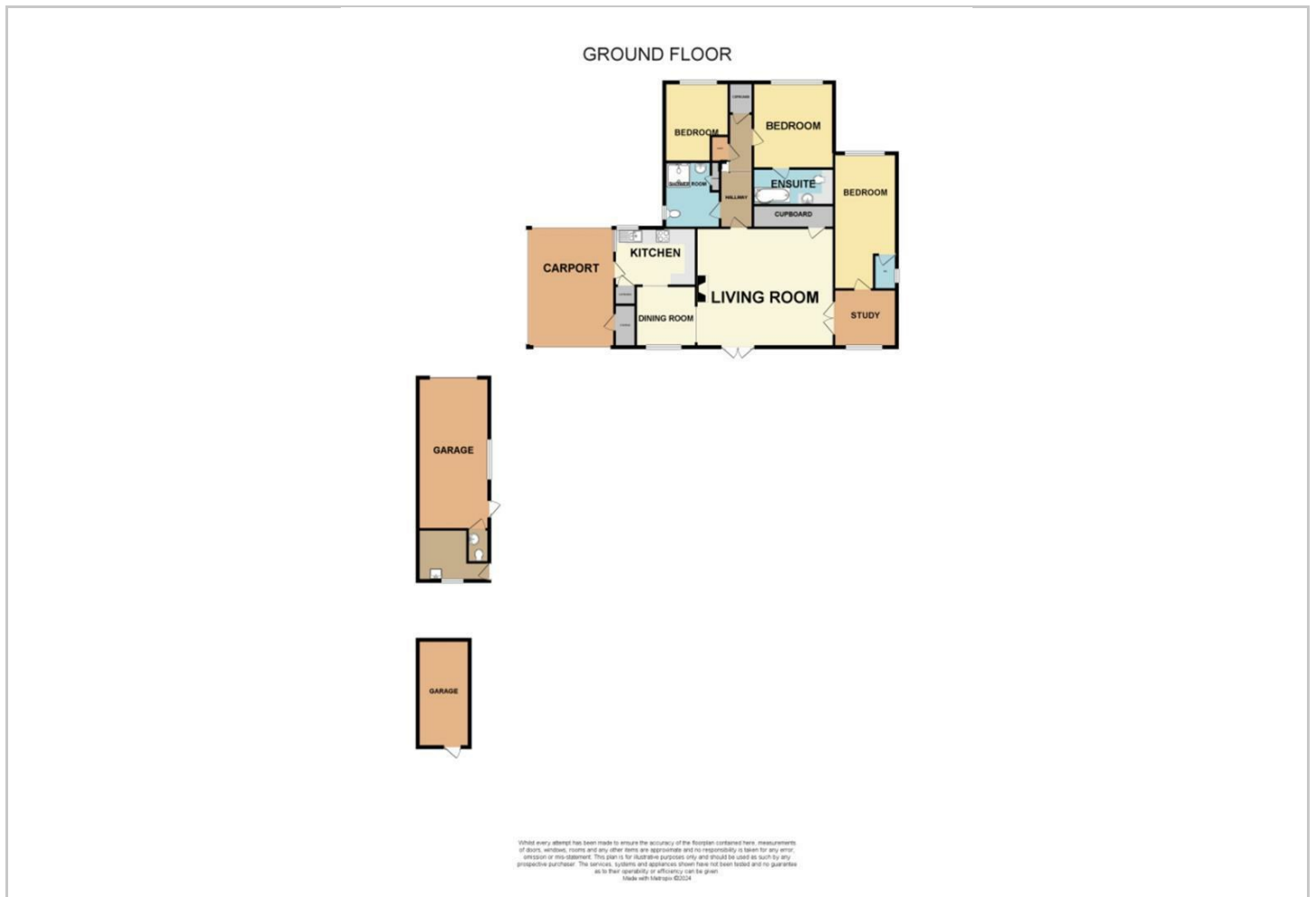
Hybrid Map



Terrain Map



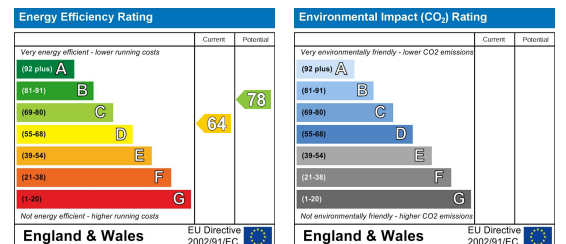
Floor Plan



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.