



## 18 Harcourt Place

Castle Donington, Derby, DE74 2XJ

Asking Price £280,000





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## Entrance Hall

Enter the property into the entrance hallway which is a fantastic addition for coats and shoe storage for all of the family!

## Lounge/Dining Room

A spacious open plan reception and dining room, with feature gas fire with surround, wood effect laminate flooring, central heating radiator, double glazed window to front aspect, ample space for dining, stairs rising to first floor with handy storage space underneath and access to the kitchen and Garden Room.

## Garden Room

A beautifully designed additional reception space offering access out to the enclosed rear garden through double glazed French doors.

## Kitchen

Having a range of wooden wall, drawer and base units, with complementing work surface, dual aspect windows overlooking the rear enclosed garden, central heating radiator, breakfast bar area, electric oven, inset sink with mixer tap over, uPVC door leading to side access, tiled flooring and space and plumbing for washing machine, dishwasher and fridge freezer.

There is also space for an additional dining table.

## Garage

The garage can easily be accessed via either the up and over door to the front of the property or the rear doorway which is accessed via the garden.

The spacious garage offers both power and lighting

and for anyone who may be looking to create additional downstairs space, would be the perfect place to do this!

## Landing

Having storage cupboard, loft access and doors leading to.

## Master Bedroom

A good sized double bedroom offering carpeted flooring, window to the front aspect and central heating radiator.

## Bedroom Two

Another double sized bedroom having carpeted flooring, overhead storage cupboards and built vanity unit/dressing table, central heating radiator and window overlooking the rear aspect.

## Bedroom Three

A single bedroom which would make an ideal nursery or home office having laminate flooring, central heating radiator and window overlooking the front aspect.

## Bedroom Four

The final double sized bedroom having laminate flooring, window to front aspect and central heating radiator.

## Family Bathroom

A spacious family bathroom with P shaped spa bath, shower unit, tiled flooring, hand basin, heated towel rail, W/C, inbuilt storage shelving, heated towel rail and opaque window to rear.

## Rear Aspect

A truly private and peaceful space with multiple

outdoor seating areas, the ideal set up for relaxing or entertaining!

Within the garden you will also find a raised fishpond, outdoor lighting and outdoor tap.

There is also side access around to the front of the property.

#### 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.