



## **11 School Lane, Derby, DE74 2RT**

**Asking Price £475,000**

Step away from the ordinary- Welcome to this incredibly designed detached bungalow located on School Lane in the picturesque village of Castle Donington. This modern property boasts four spacious bedrooms, offering ample space for a growing family or those who enjoy having guests over.

Situated on a generous plot, this bungalow provides a sense of privacy and tranquillity. The property features parking for up to seven vehicles, making it convenient for those with multiple cars or visitors.

The interior of the bungalow is designed to provide a sleek yet comfortable living space, perfect for relaxing after a long day. With its modern amenities and well-maintained features, this property offers a blend of contemporary living within a traditional setting.

## Accommodation

### Entrance Hallway 30 x 11 (9.14m x 3.35m)

Having double composite doors to hallway, Anthracite vertical radiator, loft access, walk in boot room for storage, tiled flooring and ceiling spotlights.

### Downstairs Cloakroom

Having uPVC opaque double glazed window to the front elevation, vanity unit with wash hand basin, W.C, tiled flooring, ceiling spotlights and heated towel rail.

### Open Plan Lounge/ Kitchen 17'9 x 29'10 (5.41m x 9.09m)

Having uPVC double glazed windows to all aspects of the open plan living/kitchen area. stunning wall and base units with complementing quartz work surfaces, Neff electric oven, integrated dishwasher, washing machine and space for fridge freezer. The feature central island has a built in extractor fan, induction hob, integrated recycling bins, breakfast seating and over feature lighting. There is a further pull out larder, strip lighting to units and door leading to inner hallway. The lounge area has bi folding doors to the rear garden ,Anthracite vertical radiators and doors leading to dining area.

### Inner Hallway

Having uPVC double glazed door leading to the rear garden, tiled flooring and inner door giving access to the double garage.

### Dining Room 13'9 x 7'11 (4.19m x 2.41m)

Having uPVC dual aspect double glazed windows and uPVC double glazed door leading to the rear garden, Anthracite vertical radiator and wooden effect laminate flooring.

### Master Bedroom 16'7 x 10'3 (5.05m x 3.12m)

Having uPVC double glazed windows and uPVC double glazed patio doors leading out to the rear garden, Anthracite vertical radiator, fully fitted wardrobes wood effect laminate flooring, door leading to bathroom and feature lighting.

### Jack and Jill Bathroom

Having uPVC double glazed opaque windows to the side elevation, freestanding bath with shower attachment, vanity unit with wash hand basin, walk in shower with waterfall shower, W.C, built in storage unit, vinyl flooring with underfloor heating and feature lighting.

### Bedroom Two 11'4" x 17'8 (3.45m x 5.38m )

Having uPVC double glazed window to the front

elevation, fully fitted wardrobes, gas central heating radiator, wood effect laminate flooring, feature lighting and door leading to bathroom.

### Bedroom Three 11 x 11'2 (3.35m x 3.40m)

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

### Bedroom Four 9'7" x 10'3 (2.92m x 3.12m)

Having uPVC double glazed window to the rear elevation, gas central heating radiator, wood effect laminate flooring and feature lighting.

### Outside Front

Having private gates to entrance, block paved driveway with ample parking, stoned area with established trees, double garage with electric door and access to the rear garden through side gate.

### Outside Rear

Having privately fenced garden with decked seating area for entertaining, further slabbed area, brick built barbecue, Astro turfed lawn, feature wooden raised flower beds, wooden seated pagoda, side access to front of property and separate fully insulated outside bar/office with wooden flooring and electrics.

### Double Garage 16'11 x 15'11 (5.16m x 4.85m)

Having electric shutter door, electrics and lighting, ample space for storage and access via internal door.

### MONEY LAUNDERING REGULATIONS -

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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.
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Floor Plan

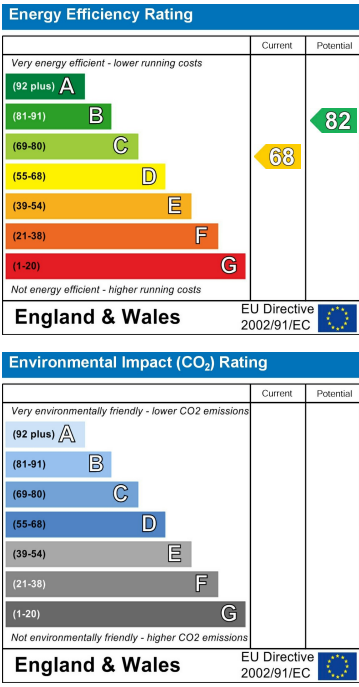


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Area Map



Energy Efficiency Graph



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