



31 Bondgate

Castle Donington, Castle Donington, DE74 2NS

£575,000



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Front Aspect

With a driveway for multiple vehicles, steps with cast iron handrail leading to two wooden front doors, which one will you choose..

Entrance Hallway

Both wooden front doors leading into an entrance hallway, gas central heating radiator, stairs leading to first floor.

Dining Room

With dual aspect windows and a stable door leading to rear garden, gas central heating radiator, central feature fireplace with ceramic tiled and cast iron inset, mantel surround, panelled walls, beamed ceiling, original wooden flooring

Utility Room

With a window to the front elevation, stainless steel sink, plumbing for washing machine, boiler, range of high and low cupboards with a complementary roll top surface, beamed ceiling, tiled flooring

Downstairs W/C

With a low level W/C, hand wash basin with storage under, tiled splash back, extractor fan, beamed ceiling, tiled flooring

Kitchen Diner

With two windows to the rear elevation and a further window to the front elevation, gas central heating radiator, built in Bosch oven and grill, integrated dishwasher, ceramic sink, AGA, granite work surface beamed ceiling, tiled flooring.

Lounge

With dual aspect windows, gas central heating

radiator, large log burner with brick surround, carpeted flooring.

Sewing Room

With a window to the rear elevation, this little spot creates a great hideaway!

Reception Room Two

With a window to the front elevation, gas central heating radiator, carpeted flooring

Reception Room Three

With a window to the front elevation and a further feature window to the side elevation, gas central heating radiator, carpeted flooring

First Floor

Bedroom One

With a window to the front elevation looking towards St Edwards church, gas central heating radiator, exposed timbers and cruck frame, carpeted flooring.

En-suite

With a window to the front elevation, gas central heating radiator, chrome heated towel rail, low level W/C, vanity hand wash basin, large walk in rainfall shower with tiled walls, clear view of the cruck frame bearing carpenter marks, Cupboard with hanging rails, tiled flooring.

Bedroom Two

With a window to the rear elevation, gas central heating radiator, carpeted flooring.

Family Bathroom

With a window to the front elevation, cast iron heated towel rail, pedestal hand wash basin, low

level W/C, roll top bath, plumbing for washing machine, decorative George III era fireplace, central heating radiator. The bathroom connects between the inner and second landing.

Study

With a window to the front elevation, gas central heating radiator, carpeted flooring.

Bedroom Three

With dual aspect windows, gas central heating radiator, carpeted flooring.

Rear Garden

The property has a block paved frontage which provides access to the GARAGE which was cut out of the rock beneath the property circa 1810. Steps with wrought iron railings leading to the front elevation. To the rear a delightful raised garden with shaped lawns, stocked borders, pond and useful brick store. At the culmination of the garden is a 'secret garden' with arched trellis looking towards the spire of St Edwards church.

MONEY LAUNDERING REGULATIONS

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.

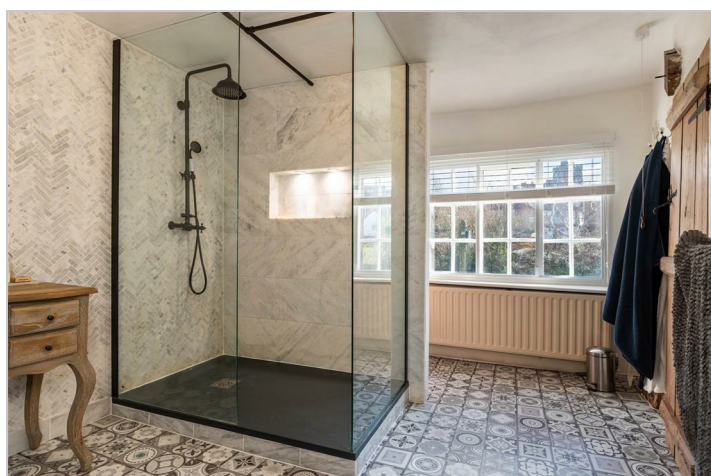
2. These particulars do not constitute part or all of an offer or contract.

3. The measurements indicated are supplied for guidance only and as such must be considered as approximate measurements.

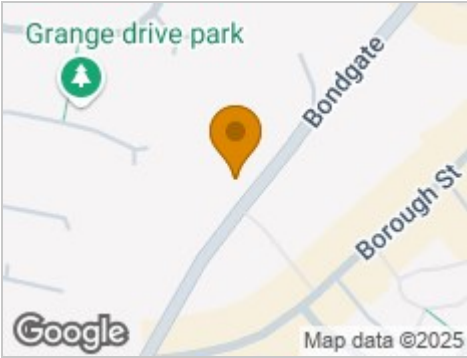
4. Potential buyers are advised to recheck the measurements before committing to any expense.

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



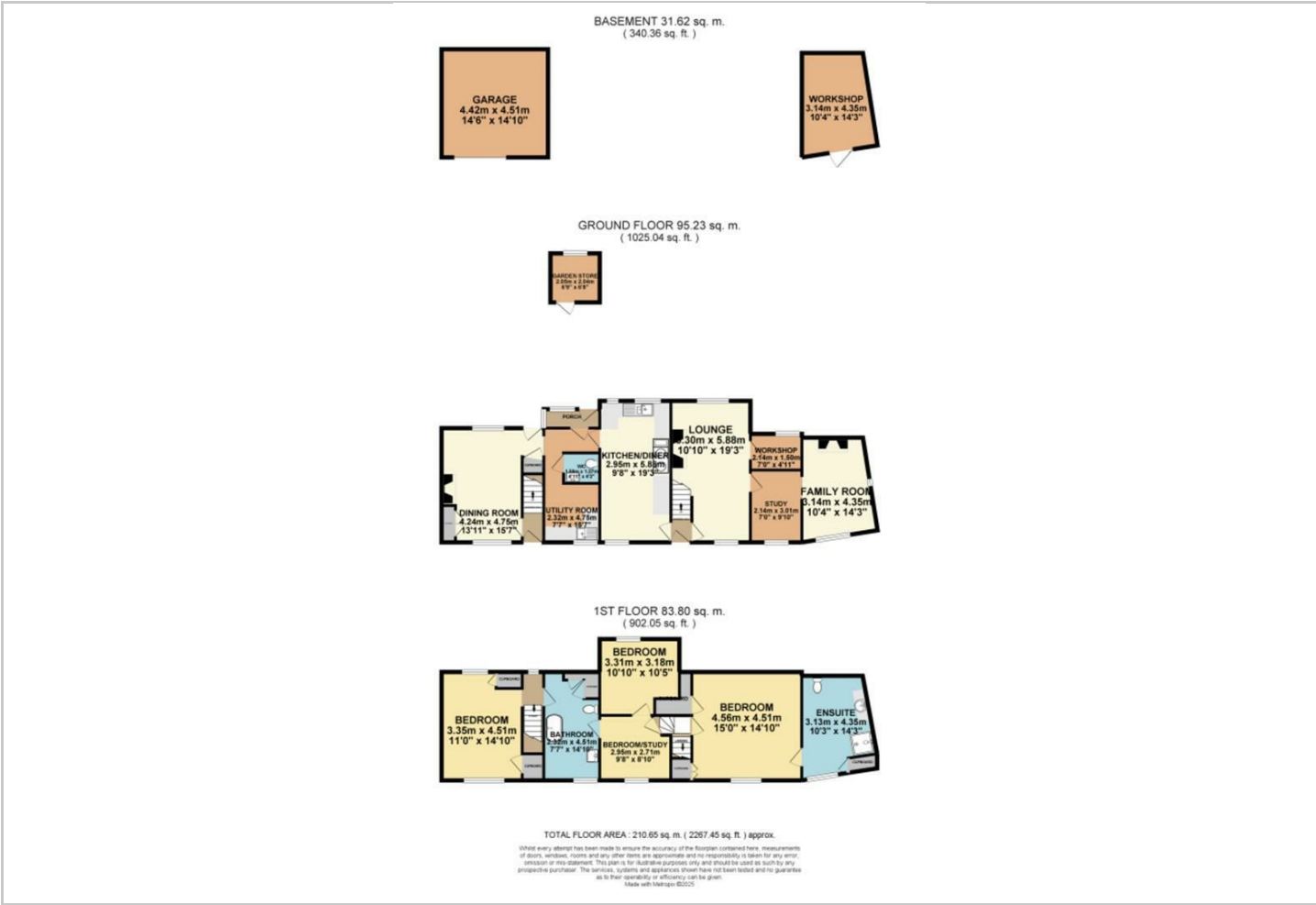
Hybrid Map



Terrain Map



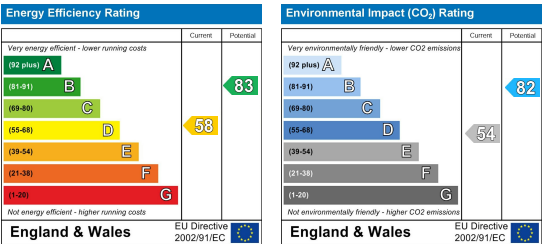
Floor Plan



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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.