



9a Bondgate

Castle Donington, Castle Donington, DE74 2NS

Asking Price £625,000



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Accommodation

Entrance Hallway

Having double fronted front door leading into hallway, two recently replaced traditional sash cord windows with wooden shutters to front elevation, gas central heating radiator, ceiling spotlights and traditional wall light and door leading into boot room for coat/shoe storage.

Open plan Kitchen/Diner

Porcelenosa kitchen with central seating island with Dekton surface and waterfall end. Contemporary base units, dekton worktops and upstands, integrated double Neff slide and hide ovens, induction hob, glass extractor, integrated double bins, Neff integrated appliances including microwave, fridge, freezer, two dishwashers. Also boiling water tap and double wine fridge. Engineered wood flooring.

utility room

Having window to the side elevation, wall and base units, stainless steel sink with mixer taps, plumbing for washing machine and space for tumble dryer.

lounge/Diner

Versatile open plan living area with six traditional column radiators currently zoned into lounge and dining area with ample space for a large table. Bi-fold doors to rear courtyard and double height space with feature staircase leading to first floor.

Cloakroom

Having vanity hand wash basin unit, W.C, heated towel rail, and tiled flooring.

Galleried Landing

Having spacious landing with four sky light windows to roof, ceiling spotlights and doors leading to.

Master Bedroom

Having Skylight windows to the roof and a further window overlooking the rear elevation, two gas central heating radiators, seating area, dressing room with fitted wardrobes, original beams, ceiling spot lights and wall light.

En suite

Having been fully upgraded to the highest standard this wet room offers skylights to roof, gas central heating radiator, Porcelanosa tiling, W.C, Lusso Stone vanity unit with built in wash hand basin, waterfall shower, ceramic flooring and ceiling spotlights.

Bedroom Two

Having the original church hall window with views of the church, gas central heating radiator, fully fitted wardrobes, original beams to ceiling and door leading to En-suite.

En suite

Having been fully upgraded to the highest standard this wet room offers skylights to roof, gas central heating radiator, Porcelanosa tiling, W.C, built in Lusso Stone vanity with built in wash hand basin, waterfall shower, ceramic flooring and ceiling spotlights.

Bedroom Three

Having skylight windows to the roof overlooking the side elevation, gas central heating radiator, original beams and ceiling spotlights.

Bedroom Four

Having skylight windows to the roof overlooking side elevation, gas central heating radiator, original beams and spotlights to ceiling.

Family Bathroom

Having been upgraded to the highest standard this family bathroom offers skylights to the roof, gas central heating radiator, Porcelanosa tiling, a free standing bath with feature taps, W.C, vanity unit with hand wash basin, walk in shower with waterfall shower over and ceramic tiled flooring.

Outside Front

Having steps leading to the front of the property and private parking.

Outside Rear

Having a private courtyard with patio seating area for entertaining, summer house and access to storage room.

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.

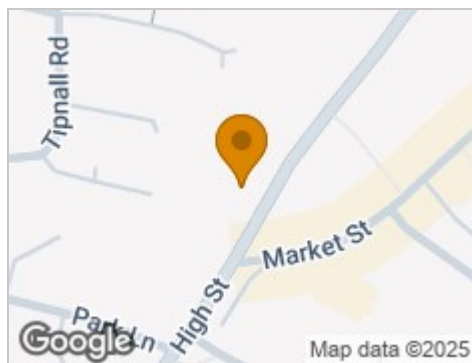
4. Potential buyers are advised to recheck the measurements before committing to any expense.

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



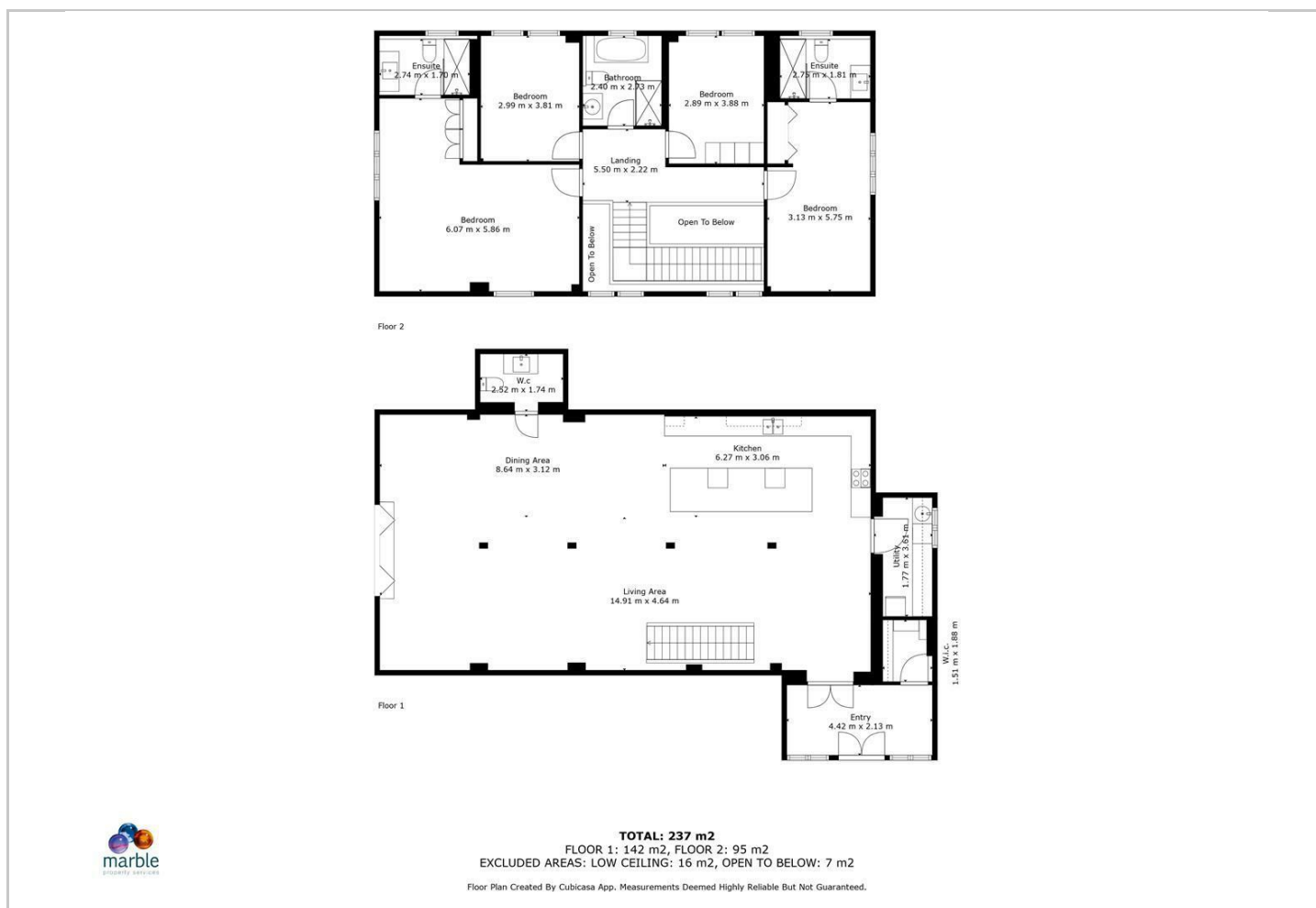
Hybrid Map



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.