



24 Hill Top, Castle Donington, DE74 2PR

Offers Around £485,000

A rare opportunity to purchase this detached 4/5-bedroom home with a detached one-bedroom coach house, ideal for the dependant relative or maybe a business venture. Located just on the outskirts of the village, with open views and offering huge potential to create a family home to your own visions.

The main house, standing in .22 of an acre, briefly comprises of four generous bedrooms and family bathroom on the upper floor, master bedroom with en suite facilities. To the lower floor a further bedroom, lower floor shower room. Two reception rooms, cottage kitchen with appliances, double glazing and gas fired central heating system. There is a significant hardstanding courtyard offering extensive off-road parking.

The coach house comprises of hallway, separate bedroom, lounge, kitchen and bathroom. Double glazing and gas fired central heating system.

Property & Village

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Castle Donington itself is a vibrant location with a high standard of amenities including shops, post office, doctors surgery, pharmacy, super market, pubs and restaurants. For the commuter East Midlands airport, Parkway railways station and the national motorway network are all readily accessible as are the centres of Nottingham, Derby and Leicester via the 24 hour running Skylink bus service.. Great community spirit, projects and events.

Accommodation

Lower Floor

Entrance, Porch and Hallway 6'10" x 4'7" (2.10 x 1.4)

The home sits back from the road and is accessed via the hardstanding block paved driveway leading to the fore court and main entrance. With UPVC door to the inner hallway with timber part glazed door opening to the reception area, with staircase rising to upper floor and rooms leading off.

Lower Floor Bedroom 11'10" x 8'5" (3.62 x 2.59)

With UPVC framed double glazed windows, central heating radiator and pedestal wash hand basin.

Lower Floor Shower Room 8'1" x 3'1" (2.47 x 0.94)

With a suite comprising of shower cubicle housing Triton electric shower over, pedestal wash hand basin, WC and central heating radiator.

Dining Room 11'11" x 11'6" (3.64 x 3.53)

With dual aspect UPVC framed double-glazed windows to front and side, feature fireplace housing

multi fuel burner/ back boiler, central heating radiator and exposed timber ceiling beams.

Lounge 15'1" x 11'8" (4.62 x 3.58)

With dual aspect UPVC framed double-glazed windows to front and side, feature fireplace housing gas fire, central heating radiator, useful under stair cupboard, wall mounted cupboard housing the gas fired central heating boiler and exposed timber ceiling beams.

Cottage Kitchen and rear Porchway 12'10" x 11'10" (3.92 x 3.62)

With UPvc framed double glazed window to open views, timber door opening to rear covered porchway, a range of eyelevel and base units, complementing work surface with inset stainless steel sink and drainer, space for standalone cooker, extractor hood and fan above, space for under counter white goods, plumbing for washing machine and central heating radiator.

Upper Floor

Bedroom One 11'11" x 11'8" (3.64 x 3.58)

With twin UPVC framed double glazed windows with open views and central heating radiator.

En Suite 5'11" x 3'9" (1.81 x 1.15)

With shower cubicle housing Triton T80 electric shower, Pedestal wash hand basin, WC and extractor fan.

Bedroom Two 11'11" x 11'6" (3.64 x 3.53)

With dual aspect UPVC framed double glazed window to side, front and central heating radiator.

Bedroom Three 11'10" x 11'7" (3.62 x 3.54)

With UPVC framed double-glazed window and central heating radiator.

Bedroom Four 11'11" x 11'6" (3.64 x 3.53)

With UPVC framed double-glazed window, central heating radiator and built in storage cupboard.

Family Bathroom 8'0" x 5'10" (2.45 x 1.78)

With UPVC framed double-glazed window, suite comprising of panelled bath with shower attachment, pedestal wash hand basin, WC and central heating radiator.

Outside Front

With a significant fore court offering off road parking for several vehicles and leading to the main house, coach house and garage.

Outside Rear

With open views to the rear, brick built out buildings, green house, and area of traditional lawn, block paved pathways leading to the fore court and the coach house.

Coach House

Entrance & Hallway

Accessed via the UPVC framed door opening to the reception hallway with UPVC framed dual aspect double glazed windows, central heating radiator and staircase rising to the upper floor.

Lounge 16'2" x 13'5" (4.94 x 4.09)

With dual aspect UPVC framed double glazed windows, feature fireplace housing gas fire and central heating radiator.

Bedroom 10'1" x 8'9" (3.08 x 2.69)

With dual aspect UPVC framed double glazed windows and central heating radiator.

Kitchen 8'9" x 7'3" (2.69 x 2.21)

With UPVC framed double-glazed window, a range of eye level and base units, complementing work surface with inset stainless steel sink and drainer, space for standalone cooker, plumbing for washing machine, space for further white goods, wall mounted Worcester gas fired central heating boiler and central heating radiator

Bathroom 7'4" x 6'7" (2.25 x 2.01)

With UPvc framed double glazed window, suite comprising of walk in shower cubicle housing Triton T80 shower, pedestal wash hand basin, WC and central heating radiator.

Work shop 11'6" x 7'0" (3.53 x 2.15)

Accessed via the garden with power and lighting.

Garage 17'4" x 16'2" (5.29 x 4.94)

With power and light.

PLANNING

Your attention is drawn to the following

Planning application 09/01226/OUTM (approved and mostly built)

Land North And South Of Park Lane Castle Donington Leicestershire

Residential development of up to 895 dwellings with associated highway works, including a new western relief road linking Back Lane with Hill Top, 6.07ha of employment uses (B1: 7,613sqm; B2/B8: 24,546sqm), new primary school (1.1ha); a public house (Use Class A4: 0.2ha), public open space, play areas and strategic

landscaping (Outline - all matters reserved other than access in respect of the proposed relief road and proposed junctions serving the remainder of the development)

And 23/00883/FULM (undecided)

Land North Of Hilltop Farm Hill Top Castle Donington Leicestershire

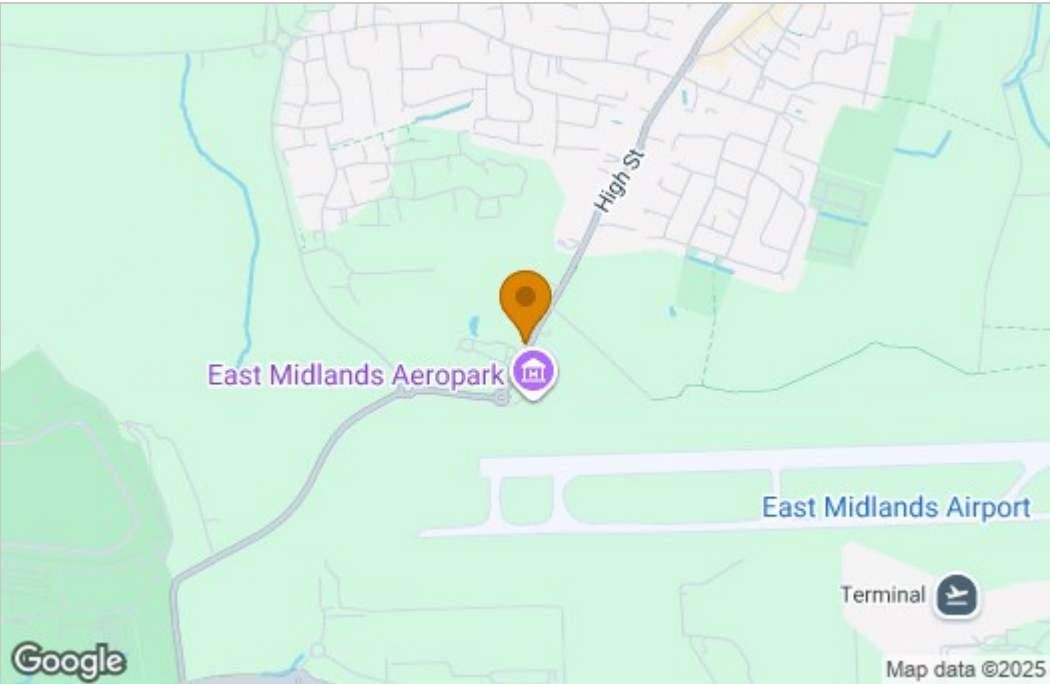
Erection of 35 B8 units (approx 1000sq foot each, personal and business storage) together with associated access, parking and servicing areas

Floor Plan

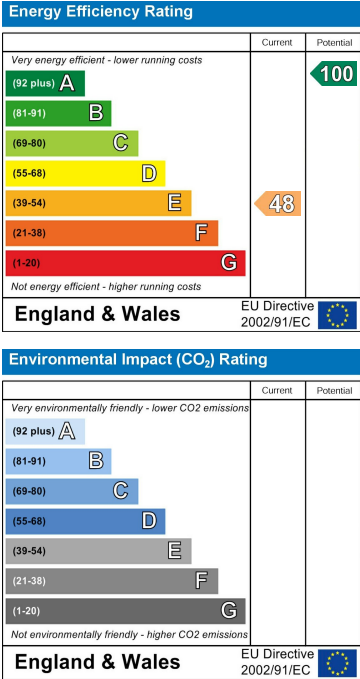


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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.