



71 Park Lane, Castle Donington, DE74 2JG

Offers Over £365,000

****BEING SOLD WITH NO ONWARDS CHAIN****

The ideal family home is now available on the sought after Park Lane, Castle Donington!

The property is set on a corner plot, providing a sense of privacy and tranquillity. The extremely private rear garden is a delightful retreat, offering a peaceful outdoor space for children to play or for adults to unwind. Additionally, there is off-road parking, along with a garage that presents the potential for conversion, should the new owner wish to expand their living space further. Generous living areas throughout the property ensure that every member of the family can enjoy their own space, while the modern design elements and beautifully designed extension to the property add a touch of elegance.

This property is not just a house; it is a home that promises comfort, convenience, and the opportunity for personalisation. With its prime location and impressive features, this property is a rare find in Castle Donington. Do not miss the chance to make this beautiful house your new home.

Front Aspect

The property is situated on a corner plot on the ever popular Park Road in Castle Donington, to the front of the property is a front garden with established bushes and shrubbery, to the side of the property is the driveway and access to the single garage.

Entrance Hallway

Entrance via a composite door, useful built in cloak cupboard with hanging rail and shelving, under stair storage cupboard, gas central heating radiator, laminate flooring, stairs leading to first floor.

Downstairs W/C

With a frosted window to the front elevation, low level W/C, wall mounted hand wash basin, gas central heating radiator, laminate flooring.

Lounge 16'11" x 13'8" maximum (5.16m x 4.17m maximum)

With a bay window to the rear elevation and a further window to the side elevation, gas central heating radiator, central feature fireplace with mantel surround, marble effect inset plus hearth and incorporating an electric fire, laminate flooring, double doors leading into the garden room.

Reception Room Two 10'8" x 8'7" (3.25m x 2.62m)

With windows to the side and rear elevation offering an abundance of natural light into this room, patio doors leading to rear garden, gas central heating radiator, laminate flooring.

Study 9'0" x 6'3" (2.74m x 1.91m)

With wood effect flooring and central heating radiator.

Kitchen Diner 16'11" x 10'9" (5.16m x 3.28m)

With a window to the front elevation and a further two windows to the side elevation, a range of units at eye and base level providing work surface and storage, Beko electric oven, Hotpoint four ring gas hob, overhead extractor fan, integrated Hoover dishwasher, gas central heating radiator, laminate flooring, door leading to;

Utility Room 6'11" x 3'10" (2.11 x 1.17)

With plumbing for washing machine, built in storage surrounding and door to the exterior.

Stairs Leading To First Floor

Landing

With a window to the front elevation, two large storage cupboards, gas central heating radiator, carpeted flooring.

Bedroom One 13'3" x 10'7" (4.04m x 3.23m)

With a window to the front elevation, built in wardrobes with hanging rail and shelving, built in dressing table with drawers, gas central heating radiator, carpeted flooring, door leading to;

En-Suite

Three piece suite comprising of; low level W/C, hand wash basin, enclosed shower unit, shaver point, extractor fan, gas central heating radiator, vinyl flooring

Bedroom Two 13'2" x 10'10" (4.01m x 3.30m)

With dual aspect windows, storage cupboard with hanging rail, gas central heating radiator, carpeted flooring.

Bedroom Three 11'0" x 9'7" (3.35m x 2.92m)

A double bedroom with carpeted flooring and central heating radiator.

Family Bathroom

Three piece suite comprising of; low level W/C, hand wash basin with storage under, bath with wall mounted T-bar shower, frosted window to side elevation, chrome heated towel rail, tiled walls, vinyl flooring.

Garage And Gardens

The property stands on a corner plot with low picket fencing and laid lawn front garden. To the side there is a gravelled area and block paved driveway which leads through to the single garage. To the rear a particularly private garden which is laid to lawn, and paved brick patio with pathway leading 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

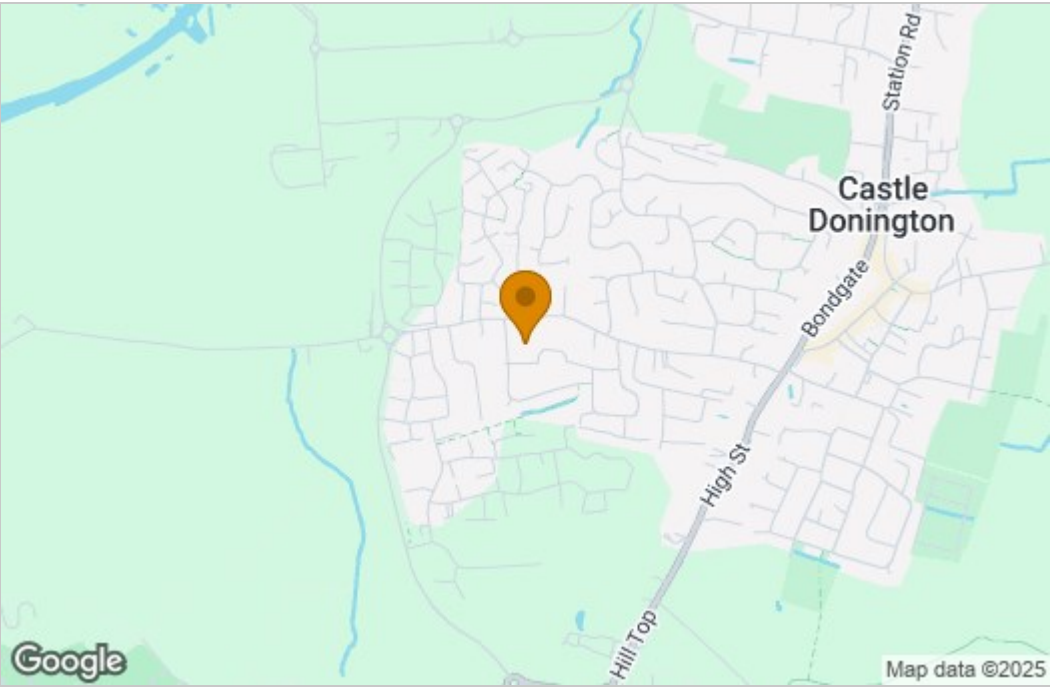
the legal title of the property and the buyers must obtain verification from their solicitor.

Floor Plan

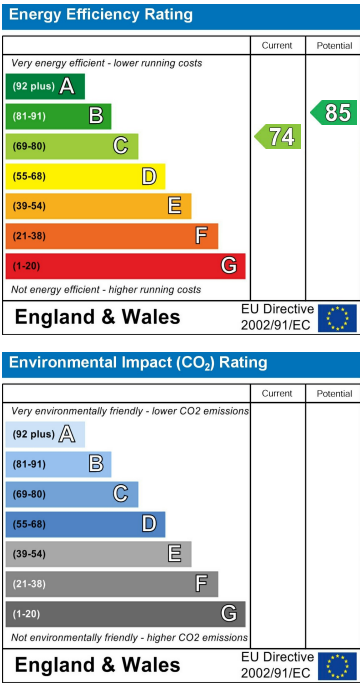


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2015

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.