



62 Clapgun Street, DE74 2LF

Offers Over £450,000

Located in the heart of Castle Donington, overlooking the beautiful St Edwards Church, this impressive detached character property on Clapgun Street offers a delightful blend of period elegance and modern comfort. One of the standout features of this home is its picturesque views, overlooking the stunning St Edwards Church, allowing you to enjoy the beauty of the church spire from the comfort of your own home. The west-facing garden is a true gem, providing an idyllic setting to watch the sunset, creating a serene atmosphere that is hard to resist. The gentle sound of the church bells ringing throughout the day and on special occasions adds a unique charm to the property, enhancing the sense of community and tradition.

Inside, the property is filled with an abundance of character, showcasing period features that reflect its rich history. The inviting log burning stove in the living area offers a warm and cosy focal point, perfect for those chilly evenings. Additionally, the property provides parking for multiple vehicles, ensuring convenience for you and your guests. This truly unique home offers a rare opportunity to own a piece of history in a vibrant and welcoming community. Don't miss the chance to make this remarkable property your own.

VENDORS COMMENT

"The cottage felt like home from the moment we first moved in. We've loved living in the heart of Castle Donington, which has the perfect balance of peace and quiet whilst being only a stone's throw from local independent shops, restaurants and pubs. We've enjoyed soaking up the sunshine in our enclosed private garden on a summer's day, and come winter spent many evenings in front of the fire with a takeaway from one of the local Indian restaurants."

THE PROPERTY AND VILLAGE

The subject property is a delightful period cottage offering a wealth of character, being situated adjacent to the striking 13th century parish church of St Edwards. It is believed that part of the property dates to the 19th century, subsequently having been sympathetically extended over the preceding years to provide a well proportioned family home. The vertical beam in the living/dining room is believed to have been taken from the original bell tower frame of the church. Clapgun Street is ideally placed for the centre of Castle Donington and the extensive range of amenities.

Castle Donington itself is a vibrant location with a high standard of amenities including shops, post office, doctors surgery, pharmacy, supermarket, pubs and restaurants. For the commuter East Midlands airport, Parkway railway 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.

ACCOMMODATION

GROUND FLOOR

SITTING ROOM 17'5" x 11'3" (5.31m x 3.43m)

Multi paned double glazed windows, with fitted uPVC shutters. Central heating radiator, central feature exposed brick chimney breast incorporating a cast iron multi fuel burner, standing on a raised stone hearth. Built in alcove shelving adds to the character of the room complimented with the beamed ceiling.

DINING/LIVING ROOM 17'5" x 12'9" (5.31m x 3.89m)

With multi paned double glazed window to the side elevation looking towards St Edwards church, central heating radiator, useful large corner store cupboards. Beamed ceiling, central feature fireplace with open grate, tiled hearth and oak mantel surround.

STUDY 10'4" x 4'9" (3.15m x 1.45m)

With window to the side elevation. Wall mounted

central heating boiler and shelving, (presently used as home office).

KITCHEN 15'1" x 10'4" (4.60m x 3.15m)

With an attractive range of modern cottage style units at eye and base level providing solid wood block work surface, storage and appliance space. Composite sink and drainer. Integrated fittings including induction hob with extractor over, integrated fridge and integrated freezer. Wall mounted electric oven, dishwasher. Central island bar with ceramic tiled floor. central heating radiator, multi paned bow window to the rear elevation and beamed ceiling. Stairs rising to the first floor, whilst a stable style door opens on to the rear garden.

UTILITY AREA

With plumbing for washing machine, space for other white goods. Currently being utilized as a wine store and pantry.

GUEST CLOAKROOM

Comprising a suite of fitted corner wash hand basin with storage below and w.c. Window to the side elevation.

FIRST FLOOR

LANDING

With window to the side elevation, central heating radiator, useful storage cupboard.

MASTER BEDROOM 12'4" x 9'9" (3.76m x 2.97m)

With multi paned windows to the rear elevation, having fitted uPVC shutters, looking towards both St Edwards and the Methodist church. Central heating radiator, two double fitted wardrobes with mirrored sliding doors and access through to the en-suite shower room.

ENSUITE SHOWER ROOM

Comprising a contemporary suite in white of wash hand basin and w.c. Walk in shower cubicle housing Mira Sports electric shower. Wall mounted storage cupboard. Heated towel rail. Extractor fan.

BEDROOM TWO 13'2" x 9'3" (4.01m x 2.82m)

With double glazed window to the side elevation providing extensive views over the churchyard, central heating radiator, built in wardrobe.

BEDROOM THREE 11'2" x 8'4" (3.40m x 2.54m)

With multi paned double glazed window to the front elevation, central heating radiator, access to roof space. Will accommodate a double sized bed.

BEDROOM FOUR 11'2" x 9'3" (3.40m x 2.82m)

Double sized bedroom with multi paned double glazed window to the front elevation, central heating radiator, period cast iron fire surround. Fitted wardrobes.

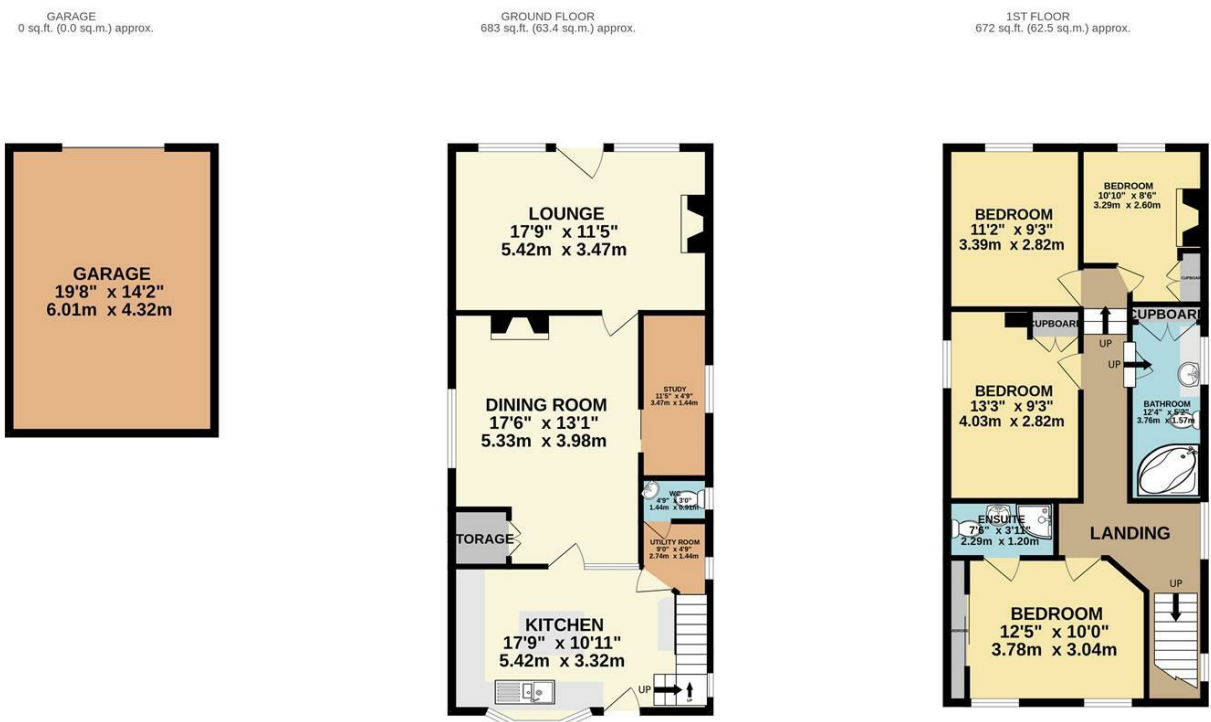
BATHROOM

Comprising a suite in white, of corner bath with mains shower over, shower screen, wash hand basin inset into vanity unit, low flush w.c. Double glazed window to the side elevation, central heating radiator, airing cupboard.

OUTSIDE

To the left of the property there is a driveway providing ample off road parking, with secure electric timber gates. Leading through to the DETACHED GARAGE 19' 10" x 14' 2" with double opening doors. To the rear of the garage is a log store. Adjacent to the rear elevation is a patio area and beyond this a garden laid to lawn. To the right hand boundary there is a brick and stone wall. The garden is enclosed, secure and private.

Floor Plan

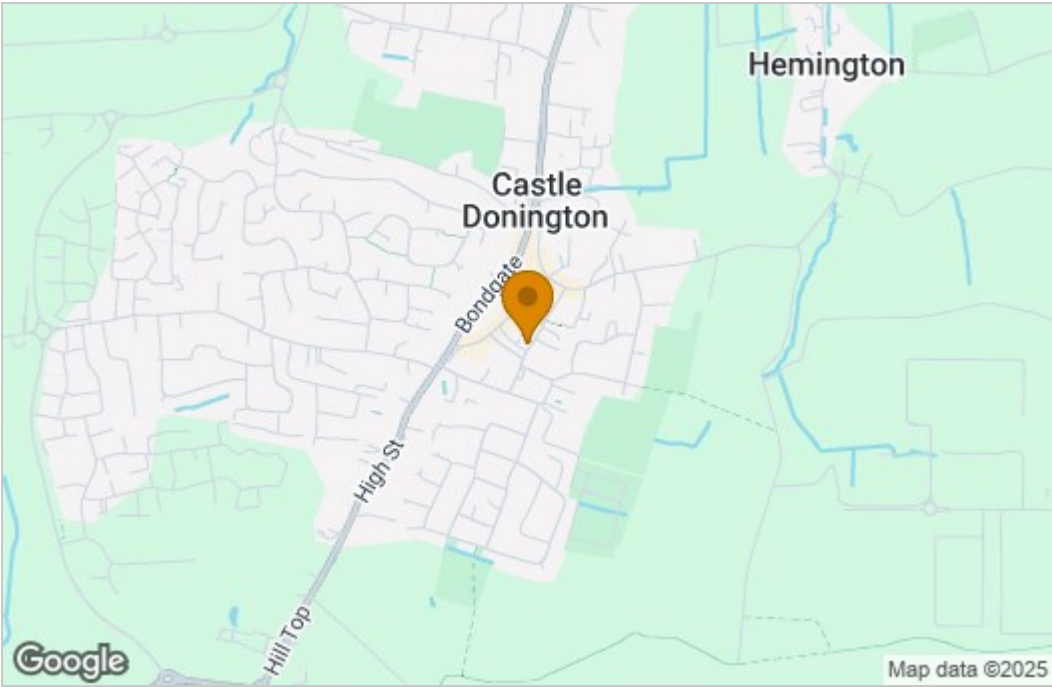


TOTAL FLOOR AREA : 1355 sq.ft. (125.9 sq.m.) approx.

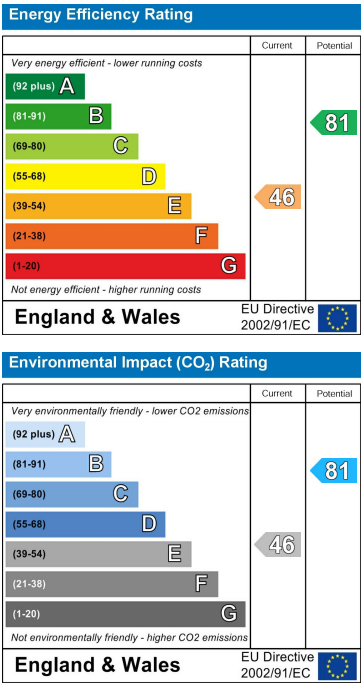
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Area Map



Energy Efficiency Graph



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