



## **Grange Lea Park Lane, Castle Donington, DE74 2RS**

**Offers Over £675,000**

Originally built in 1790, this beautiful detached property offers both character and modern elegance.

Sitting on an impressive plot surrounded by the picturesque countryside, adjacent to Lady Grey Wood, this property offers a serene environment for nature lovers and those seeking a peaceful retreat. Currently undergoing full re-decoration both internally and externally, this character property will soon be ready for viewings, allowing you to envision your future in this charming home.

Inside, you will find a generous layout featuring three reception rooms, perfect for entertaining guests or enjoying quiet family time. The four double bedrooms ensure plenty of space for family and guests alike, while the two bathrooms add convenience to daily living. The spacious ground floor accommodation is designed to cater to both relaxation and social gatherings, making it an ideal home for families. The property also boasts a large gravel driveway and spacious garage.

Your attention is required to the notes on local planning below before booking a viewing.

With its rich history and modern comforts, this house is a rare find in Castle Donington. Don't miss the opportunity to make it your own.



## THE PROPERTY AND VILLAGE

Former gardeners' cottage to the Donington Hall Estate, situated adjacent to Lady Grey Wood and enjoying a fantastic sized garden plot. This character home includes entrance hall, sitting room, dining room, living room, substantial breakfast kitchen, office and shower room. To the first floor four double bedrooms and family bathroom.

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.

## ENTRANCE HALL

### SITTING ROOM 15'0" x 13'8" (4.57m x 4.17m)

With secondary glazed window to front and side elevations, central heating radiator, wood burning stove inset within the chimney breast.

### DINING ROOM 14'9" x 13'6" (4.50m x 4.11m)

With secondary glazed windows at front and side elevations, central heating radiator, wood burning stove inset within the chimney breast.

### LOUNGE 16'11" x 11'9" (5.16m x 3.58m)

Plus 10' 4" x 6' 1". With double glazed full height windows, central heating radiator, exposed brick chimney breast. Double doors opening to the patio area.

### GARDEN ROOM 15'9" x 7'3" (4.80m x 2.21m)

With picture windows to front and side elevations, door to the exterior.

### BREAKFAST KITCHEN 30'10" x 9'5" (9.40m x 2.87m)

This generous space includes a modern kitchen with an extensive range of units at eye and base level, granite worktops, storage and appliance space. Single drainer sink unit with mixer tap over, space for a range cooker with extractor hood over, plumbing for dishwasher, central heating radiator, access to the cellar.

### STUDY/OFFICE 11'7" x 8'5" (3.53m x 2.57m)

With multi paned double doors to the side elevation, similar window. central heating radiator

### UTILITY AREA 11'7" x 5'9" (3.53m x 1.75m)

With plumbing for washing machine.

## GROUND FLOOR SHOWER ROOM

Comprising a suite in white of wash hand basin and w.c. Shower cubicle. Opaque window, extractor fan, Worcester heatstore central heating boiler.

## FIRST FLOOR

### LANDING

With access to the roof space.

### BEDROOM ONE 14'11" x 13'8" (4.55m x 4.17m)

With a window at two elevations, central heating radiator, wardrobe with mirrored frontage, storage cupboard with window

### BEDROOM TWO 15'0" x 14'0" (4.57m x 4.27m)

With secondary glazed window at front and side elevations, central heating radiator, period fireplace, storage cupboard

### INNER LANDING

With roof light, central heating radiator.

### BEDROOM THREE 11'5" x 11'2" (3.48m x 3.40m)

With double glazed window to the side elevation, central heating radiator, access to the roof space

### BEDROOM FOUR 11'7" x 7'4" (3.53m x 2.24m)

With double glazed window to the side elevation, central heating radiator

## FAMILY BATHROOM

Comprising a contemporary suite in white of panelled bath, wash hand basin with cupboard beneath, w.c. Walk in shower. Roof light, heated towel rail, central heating radiator.

## OUTSIDE

### GARDENS, PARKING & GARAGING

Two gated accesses to the formal garden of the property which is laid to lawn and incorporates a driveway with parking for a number of vehicles. Adjacent to the property is a patio area with flagstone flooring. Within the garden boundary there is a timber construction building utilised as a home gym. At the edge of the garden is a substantial garage space.

## PLANNING

Your attention is drawn to the following application approved in 2024

23/01633/FUL

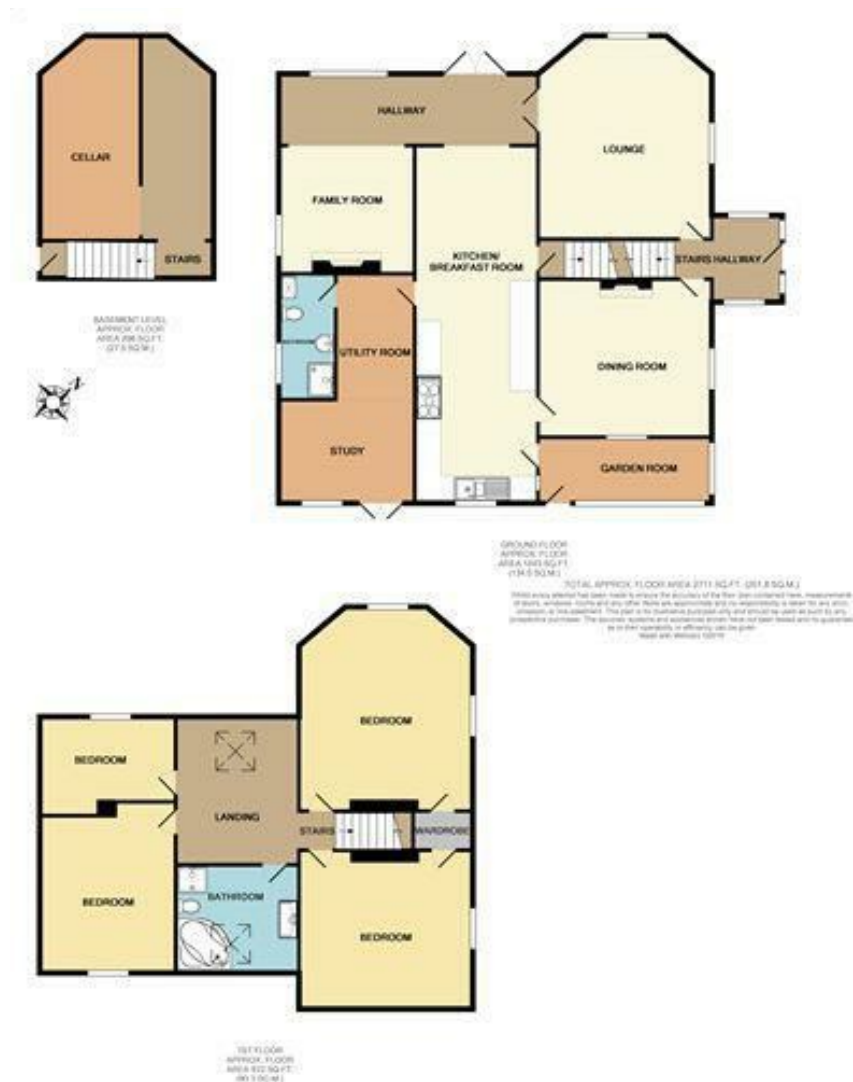
Land Known As Kings Mills Caravan Park Kings Mills Park Lane Castle Donington Derby DE74 2RS

Replacement of 20 touring caravan pitches with 16 static caravans (lodges) along with change of use of building to provide club house/gym/sauna and

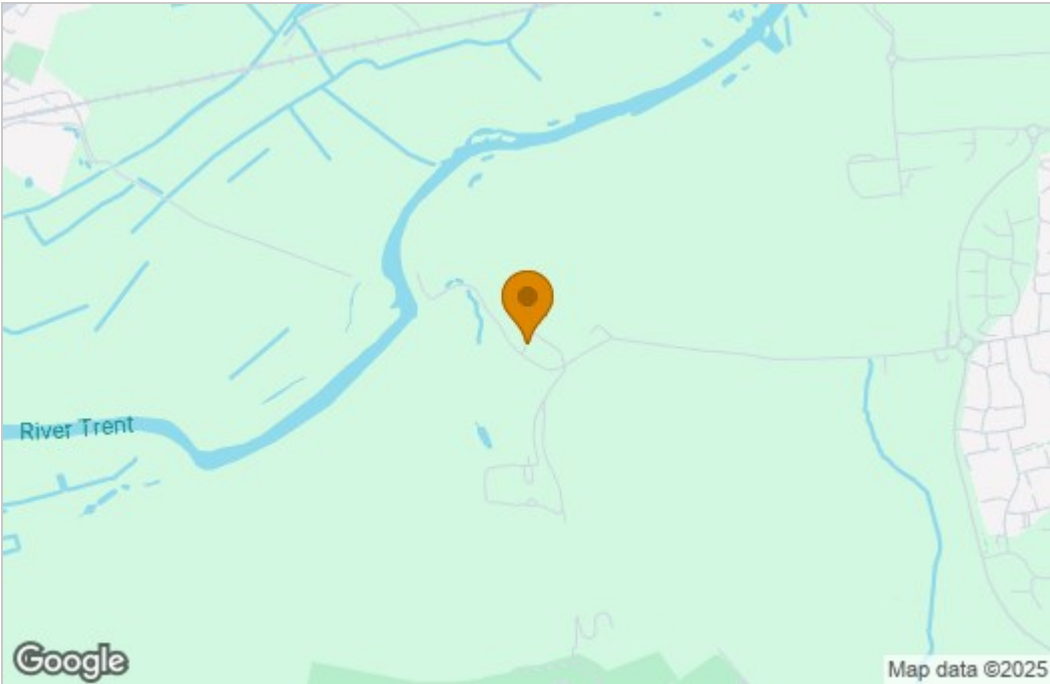
erection of a bin store.

We have a marketing brochure for the scheme and can forward this to you if required.

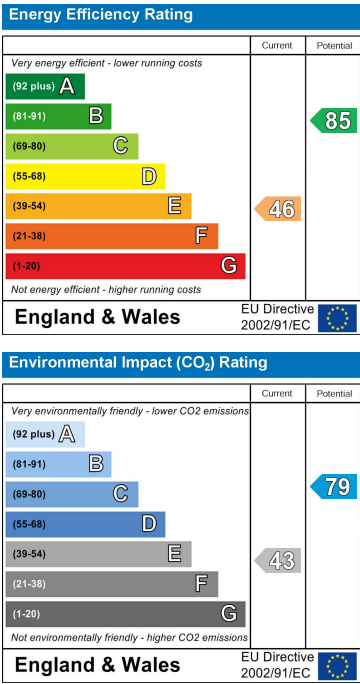
Floor Plan



Area Map



Energy Efficiency Graph



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