



## **61 Stonehill, Castle Donington, DE74 2LZ**

**Offers Over £275,000**

Nestled in the charming area of Stonehill, Castle Donington, this delightful detached house offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for both relaxation and entertaining guests.

One of the standout features of this home is the stunning views that can be enjoyed from various vantage points, allowing you to appreciate the beauty of the surrounding landscape. The property is offered with no onward chain, ensuring a smooth and hassle-free transition for the new owners.

For those with vehicles, the property boasts a convenient driveway and a garage, providing ample parking and storage options. This home is not just a place to live; it is a sanctuary where you can unwind and enjoy the tranquillity of your surroundings.

With its desirable location in Castle Donington, you will find yourself within easy reach of local amenities, schools, and transport links, making it an excellent choice for both commuters and families alike. This property truly represents a wonderful opportunity to secure a lovely home in a sought-after area. Do not miss the chance to make this house your new home.



### Front Aspect

With a driveway for multiple vehicles, access to the single garage, laid lawn and established shrubbery.

### Entrance Hallway

Entrance via composite door, useful under stair storage, gas central heating radiator, carpeted flooring, stairs leading to first floor

### Lounge Diner

With dual aspect windows, two gas central heating radiators, brick feature surround, carpeted flooring.

### Kitchen

With a window to the rear elevation and a door leading to the rear garden, plumbing for washing machine, Neff electric oven, Neff four ring stove, Neff overhead extractor fan, range of base and eye level cupboards, half tiled walls, vinyl flooring.

### Stairs Leading To First Floor

With a window to the side elevation, access to the loft

### Family Bathroom

A three piece suite comprising of; low level W/C, pedestal hand wash basin, bath with wall mounted electric shower, storage cupboard housing Worcester combi boiler, heated towel rail, vinyl flooring.

### Bedroom Two

With a window to the rear elevation, gas central heating radiator, carpeted flooring.

### Bedroom One

With a window to the front elevation, fitted wardrobes with hanging rails and shelving, gas central heating radiator, carpeted flooring.

### Bedroom Three

With a window to the front elevation, gas central heating radiator, carpeted flooring.

### Rear Garden

A private East facing garden with views of rolling fields, paved entertainment areas, established shrubbery, laid lawn, door leading to single garage with manual up and over door, electricity and lighting

### 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

