



68 Park Lane, Derby, DE74 2JF

Offers In The Region Of £550,000

This impressive property sits on the highly desirable, Park Lane, Castle Donington. Spanning an impressive 1,340 square feet, the property boasts three inviting reception areas, providing ample space for relaxation and entertaining. Currently with five well-proportioned bedrooms but having scope to easily be reverted back to four spacious double bedrooms, catering to a variety of family needs.

The property features two modern bathrooms, ensuring convenience for busy households. The two bay windows not only enhance the aesthetic appeal of the home but also allow natural light to flood the interiors, creating a warm and welcoming atmosphere. One of the standout features of this residence is the beautiful enclosed and private rear garden, ideal for children to play or for hosting summer gatherings. The large driveway offers parking for multiple vehicles, while the house is set back from the road, providing a sense of tranquillity and privacy. Built in the late 1940s, this home combines classic charm with modern living, making it a perfect choice for families seeking a spacious and comfortable environment. With its sought-after location and generous living spaces, this property truly has everything a family could need and more.

Front Aspect

The property sits on the much sought after Park Lane in Castle Donington, set back from the road, with wooden gates leading to the Cotswold Stone driveway, there is established shrubbery, laid lawn and flower beds, and parking for multiple vehicles.

Entrance Hall 5'09x8'11 (1.75mx2.72m)

Wooden door leading into the welcoming entrance hallway with a gas central heating radiator, under stairs storage, stairs rising to first floor, carpeted flooring

Reception Room Two 10'11x11'10 (3.33mx3.61m)

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

Reception Room One 10'11x16'00 (3.33mx4.88m)

With a bay window to the front elevation, a further window to the side elevation and double patio doors leading out to the rear garden, electric fire with surround and mantel, two gas central heating radiators, carpeted flooring.

Snug 6'07x12'02 (2.01mx3.71m)

With a window to the rear elevation, gas central heating radiator, carpeted flooring, door leading to;

Guest Cloakroom leading to large utility cupboard 4'01x4'03 (1.24mx1.30m)

With a frosted window to the side elevation, low level W/C, hand wash basin, plumbing for washing machine with built in storage around, wooden flooring.

Open Plan Kitchen Diner 11'04x18'10 (3.45mx5.74m)

With windows to three elevations, this room is sure to be flooded by natural light! integrated dishwasher, rangemaster oven with five gas rings, overhead extractor fan, two gas central heating radiators, range of eye and base level cupboards offering a magnitude of storage, double doors leading out to the rear garden, wooden flooring.

Stairs Leading To First Floor

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

Bedroom One 12'06x12'00 (3.81mx3.66m)

With two windows to the rear elevation, gas central heating radiator, dressing room area, carpeted flooring, door leading to;

En-Suite 5'10x5'06 (1.78mx1.68m)

With a frosted window to the front elevation, low level W/C, hand wash basin, enclosed shower unit with mains fed shower, extractor fan, heated towel rail, vinyl flooring

Bedroom Two 11'00x8'11 (3.35mx2.72m)

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

Family Bathroom 7'09x6'07 (2.36mx2.01m)

With a frosted window to the side elevation, low level W/C, pedestal hand wash basin, bath with wall mounted shower, extractor fan, heated towel rail, vinyl flooring

Bedroom Three 6'07x10'10 (2.01mx3.30m)

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

Bedroom Four 12'9" x 8'9" (split into two rooms) (3.89 x 2.69 (split into two rooms))

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

Bedroom Five 12'9" x 8'9" (split into two rooms) (3.89 x 2.69 (split into two rooms))

With a window to the front elevation, carpeted flooring.

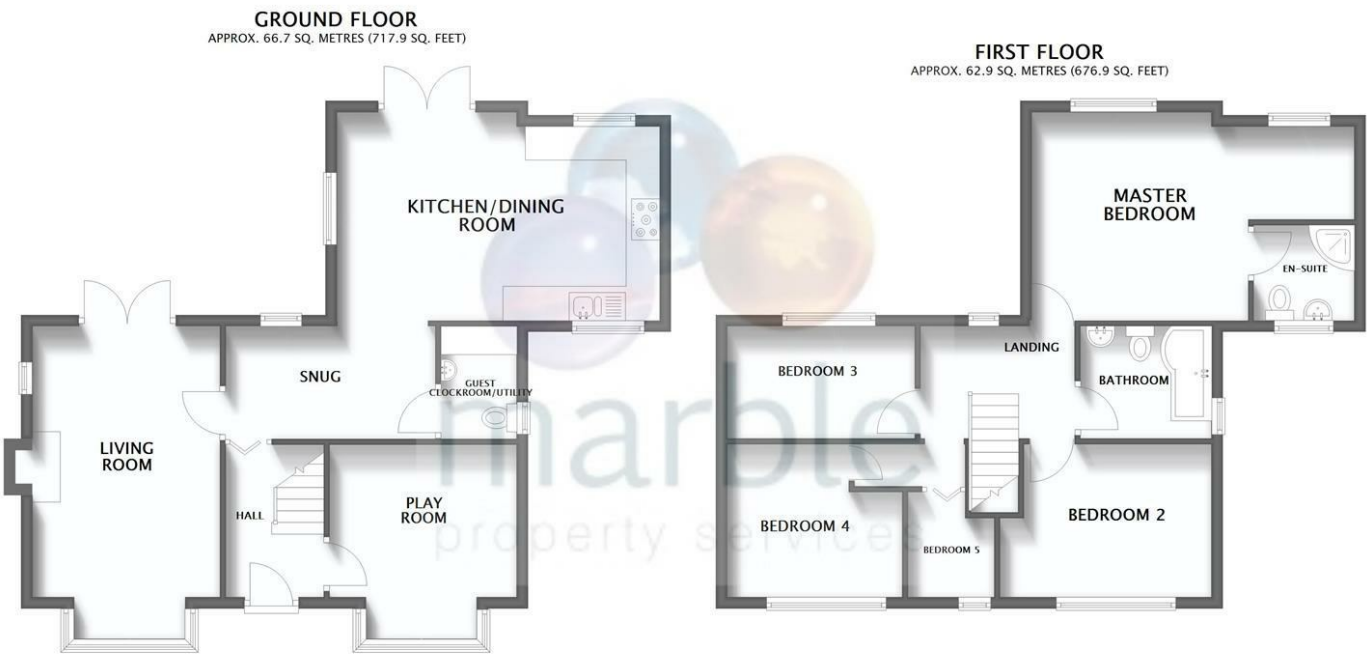
Rear Garden

A private mature rear garden with a decking entertainment area, paved patio area, laid lawn and flower beds.

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.

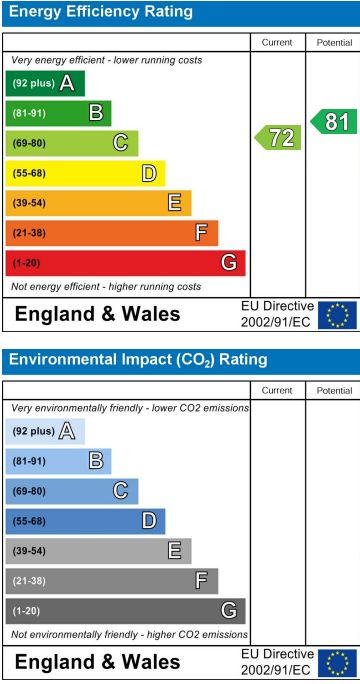
Floor Plan



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.