



## 17 Kirkland Close, Castle Donington, DE74 2QY

**Offers Over £300,000**

Marble are pleased to present this lovely three-bedroom detached home, ideally located in the popular village of Castle Donington situated in a cul-de-sac position. Offering spacious and modern living throughout, the property benefits from a generous driveway, carport, and detached garage with electric roller door, currently used as a workshop with power and lighting.

Inside, the hallway features built-in understairs storage and a cloakroom with W.C and vanity unit. The front-facing living room is light and airy with neutral décor, while the modern kitchen includes gloss units, Caldeira worktops, and integrated appliances. The adjoining conservatory doubles as a dining space and provides access to the landscaped rear garden.

Upstairs are three bedrooms, including a front-facing main bedroom with wood-effect flooring, a rear-facing double with loft access, and a third bedroom currently used as a dressing room and for storage. The bathroom is fitted with a walk-in shower, vanity sink unit and W.C. The property benefits from having all oak wood doors making the property feel modern.

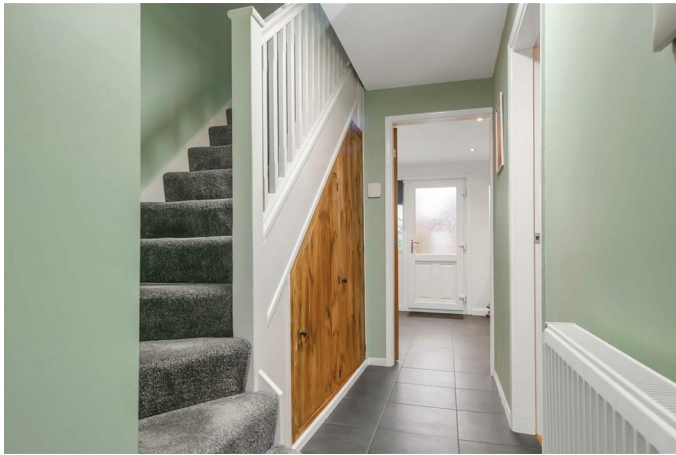
Outside, the low-maintenance, landscaped rear garden features a pergola seating area, perfect for relaxing or entertaining.

Castle Donington is a well-connected and thriving village with excellent amenities, schools, and transport links, including easy access to the M1, A50, and East Midlands Airport.

\*EPC and floorplan to follow\*

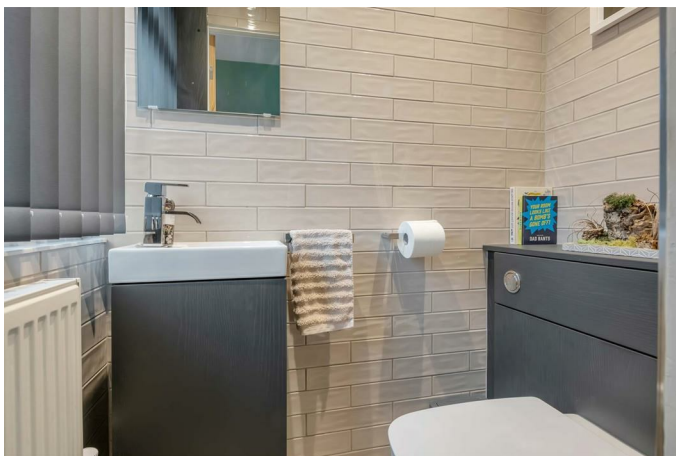


### Entrance Hallway



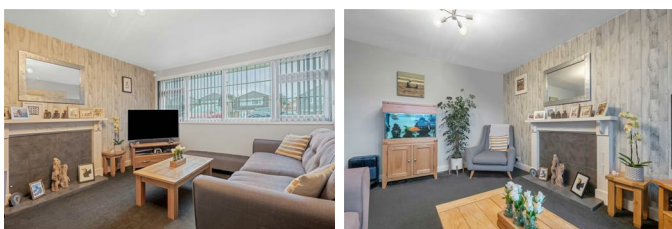
UPVC door to the front aspect, radiator, understairs built in storage, tiled flooring and neutral decor.

### Cloakroom/W.C



UPVC window to the front, low level w/c and vanity sink.

### Living Room 13'5 x 11'1 (4.09m x 3.38m)



Large UPVC window to the front aspect, grey carpets and neutral decor, radiator, feature fire surround.

### Kitchen 17'5 x 10'10 (5.31m x 3.30m)



Double sink with mixer tap, gloss fitted kitchen, gas hob with extractor fan over, double eye level oven, fridge freezer, dishwasher, washing machine are all integrated, oak wooden door, UPVC door and window to the rear aspect, tiled floors along with Caldeira worktops.

### Dining Area 17'5 x 10'10 (5.31m x 3.30m)



Dining is adjoined onto the kitchen via the conservatory, UPVC windows surrounding the rear aspect, UPVC door to the rear, tiled floors continuing from the kitchen, radiator.

### Landing



Grey neutral carpet, UPVC window to side aspect and storage cupboard which houses the Worcester Boiler.

### Bedroom One 8'8 x 13'5 (2.64m x 4.09m)



Master double bedroom, wood laminate flooring, neutral walls, radiator and UPVC window to the front of the property.

### Bedroom Two 11'4 x 10'6 (3.45m x 3.20m)



UPVC window to the rear, double bedroom with neutral decor, grey carpets, radiator, access via the loft hatch with ladder.

### Bedroom Three 6'5 x 10'6 (1.96m x 3.20m)



UPVC window to the front, radiator, grey carpets and neutral decor.

### Main Bathroom



Walk in mixer shower with tray and glass screen, neutral tiles surrounding the room, low level w/c, sink with vanity, extractor fan, towel radiator, tiled floors.

### Garage



Currently used as a workshop the garage is carpeted, has a wooden door facing the garden as well as a window to the side, electrics, lighting, electric roller door with remote.

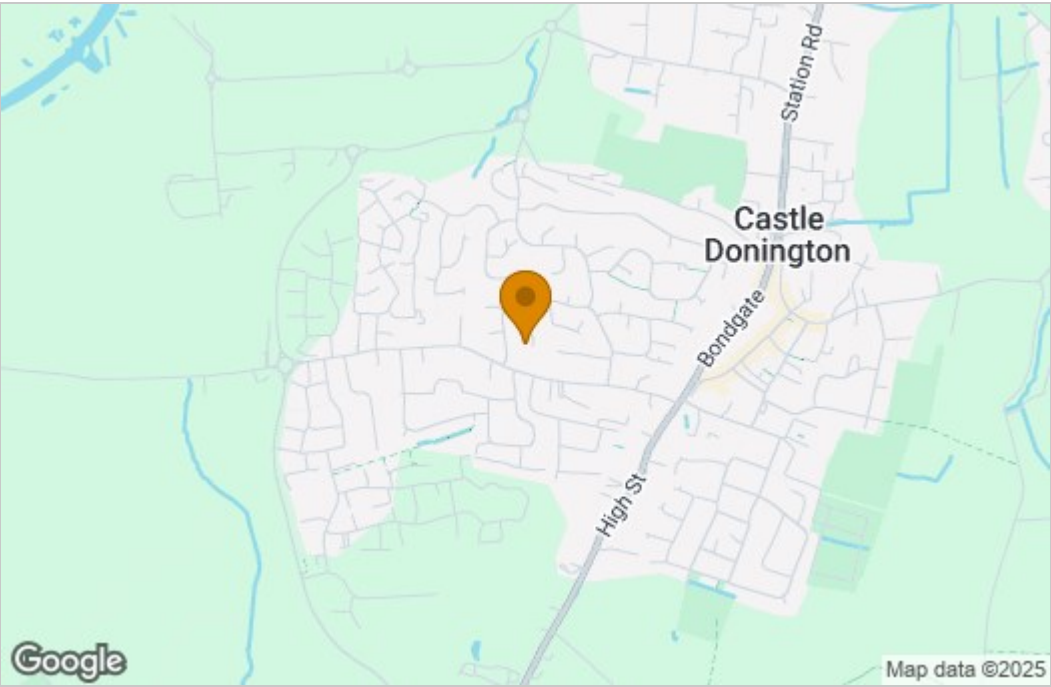
### Garden



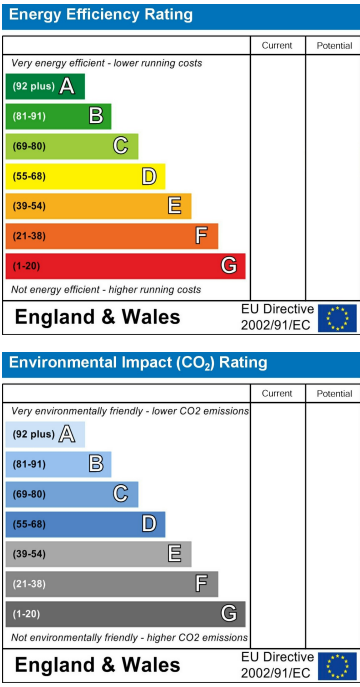
Landscaped with a patio area as well as a grass area, pergola, carport and wooden gates leading to the driveway.

Floor Plan

Area Map



Energy Efficiency Graph



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