



125 Stonehill, Derby, DE74 2LZ

£260,000

A well-maintained and thoughtfully updated mature semi-detached home, located in the highly sought-after village of Castle Donington. Offering a blend of traditional charm and modern finishes, this spacious home is ideal for a variety of buyers, including families, first-time buyers, or those looking to upsize in a well-connected location.

The ground floor features a welcoming entrance hall, a bright and spacious lounge, and an open-plan dining kitchen — perfect for modern living and entertaining. A separate utility room provides practical additional space, while a guest cloakroom adds further convenience.

Upstairs, the property offers three well-proportioned bedrooms and a fitted family bathroom. All rooms are decorated in neutral tones, ready for the next owner to move straight in.

Outside, the property enjoys well-maintained front and rear gardens, with open views to the rear, and benefits from off-road parking.

Situated in the heart of Castle Donington, the property is within easy reach of a wide range of local amenities including independent shops, cafes, pubs, and highly regarded schools. The village also offers excellent transport links, with the M1, A50 and A42 close by, and East Midlands Airport just a short drive away — making it an ideal base for commuters.

Early viewing is highly recommended to fully appreciate the space, location, and quality of accommodation on offer.

Entrance Hall

The property sits back from the road and is accessed via fore garden and the hard standing driveway, leading to the Pvc framed door opening to the hallway with central heating radiator, under stairs recess storage space, rooms leading off and stairs rising.

Guest Cloakroom



With Pvc framed double glazed window, WC, modern plinth sink and tap over.

Lounge 13'3" x 10'9" (4.06 x 3.28)



With Pvc framed double-glazed window to front elevations. Central heating radiator.

Kitchen Diner 20'0" x 10'4" (6.12 x 3.15)



This modern fitted kitchen comprises of a range of eye level and base units. Complementing work surface with inset stainless steel sink and drainer. Plumbing for dishwasher. Space for stand alone cooker with extractor hood and fan above. Appliance space for white goods. Central heating radiator. Pvc framed double glazed patio doors to terrace and rear gardens. Matching Pvc framed double glazed window.

Utility Room



With work surface and plumbing for washing machine and space for tumble dryer. Pvc framed double glazed door to side and gardens.

Landing



With dogleg stair case and Pvc framed double glazed window. Access to roof space which housing the Combination gas central heating boiler. Useful over stairs storage cupboard. Rooms leading off.

Bedroom One 13'5" x 10'9" (4.09 x 3.3)



With Pvc framed double glazed window to the front elevation. Central heating radiator.

Bedroom Two 11'1" x 10'9" (3.40 x 3.28)



With Pvc framed double glazed window to the rear elevation enjoying open views. Central heating radiator.

Bedroom Three 8'0" x 8'7" (2.46 x 2.64)



With Pvc framed double glazed window to the rear elevation. Central heating radiator. Presently used as dressing room.

Bathroom



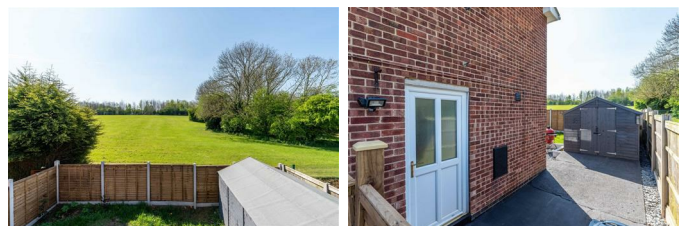
With full modern suite comprising of shower cubicle with double headed mains fed shower. Panelled bath, WC, contemporary sink unit with storage under. Extractor fan. Chrome centrally heated towel rail. Pvc framed double glazed window

Outside Front



With fore garden comprising of lawn and recently erected picket fencing. Hard standing drive way leading to front door, Timber gate and side panel opening to rear gardens and garage.

Outside rear



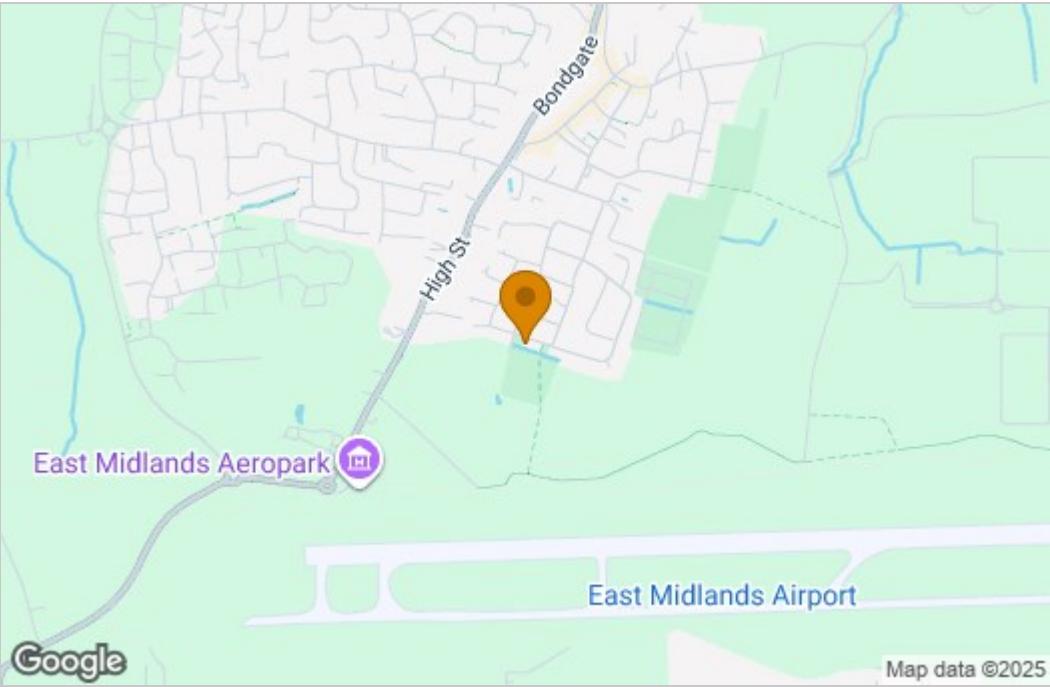
Private an not overlooked ,landscaped low maintenance garden with lawn, bordered by graphite grey slate chippings. All enclosed by panelled fencing.

Floor Plan

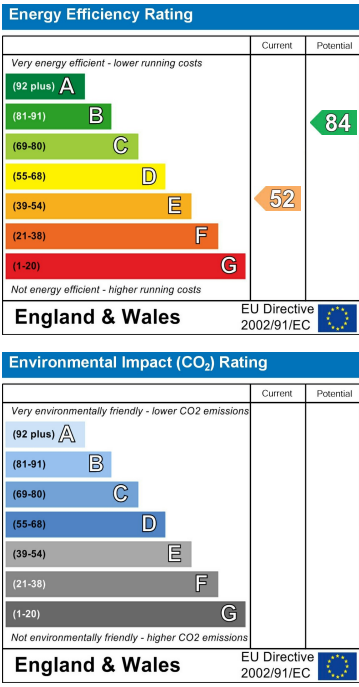


What every offer has been made to ensure the accuracy of the floorplate calculation measurements
sealing, of floor area/best placed, and/or - on the other hand - the best possible floor, in the
absence of the ceiling. This is a very important and only due to the fact that the floor is
practically perfect. Therefore, the floor is not to be used, but only to be used, in the best possible
to some extent, to ensure the accuracy of the floorplate calculation measurements.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.