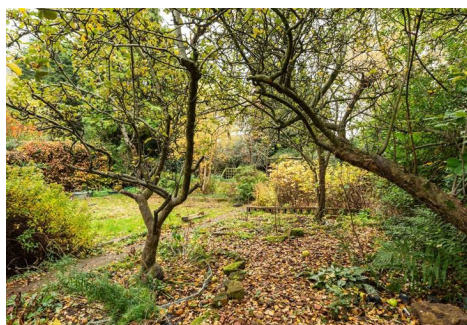




105 Park Lane, Derby, DE74 2JG

Offers Over £400,000

A rare opportunity in the heart of Castle Donington.

Nestled along the prestigious Park Lane, this detached three-bedroom home occupies an exceptional one-third of an acre plot, surrounded by mature gardens — a true hidden gem in one of the village's most desirable locations.

Set well back from the road, the property offers enormous potential to create an outstanding family residence. With previous planning permission granted for extensions, it presents the perfect canvas for renovation, expansion, or simply enjoying the peaceful natural surroundings.

Outside, the grounds are nothing short of enchanting — a woodland haven alive with wildlife, where even a pair of resident badgers have made their home at the bottom of the garden. A generous driveway provides ample parking for several vehicles, enhancing both practicality and appeal.

Opportunities like this are rare — a substantial plot, a premium address, and the freedom to shape your dream home in one of Castle Donington's most sought-after settings.

Entrance Hallway 7'0 x 13'6 (2.13m x 4.11m)



A bright and welcoming hallway offering access to the kitchen, dining room, and upper floor. The space features stylish laminate flooring, carpeted stairs, a radiator, and a modern UPVC front door, creating a warm and inviting first impression as you enter the home.

Dining Room/Reception Room 11'6 x 12'4 (3.51m x 3.76m)



A bright and versatile room currently used as a home office, featuring attractive wooden flooring, a large bay window that fills the space with natural light, and a central heating radiator. This flexible area offers excellent potential to serve as a formal dining room, second reception room, or dedicated workspace to suit your needs.

Lounge 11'2 x 13'10 (3.40m x 4.22m)



A bright and comfortable living space featuring laminate flooring and large sliding glass doors that open directly onto the garden, flooding the room with natural light. A central fireplace with a wood-burning stove creates a warm and inviting focal point, while the neutral décor enhances the sense of space and calm. This lovely room offers an ideal spot to relax and enjoy views of the mature rear garden.

Kitchen 7'4 x 8'8 (2.24m x 2.64m)



A practical kitchen offering ample storage and workspace, with fitted wall and base units, tiled splashbacks, and a stainless steel sink positioned beneath a large window overlooking the rear garden. The room includes space for essential appliances such as a washing machine, cooker, and fridge, with tiled flooring adding to its practicality. A side door provides convenient access to the exterior, while an internal door connects directly to the hallway as well as the room having a storage space/pantry.

Bedroom One 11'6 x 12'4 (3.51m x 3.76m)



A spacious and inviting main bedroom featuring a large bay window that fills the room with natural light. The space is comfortably finished with carpeted flooring and includes a central heating radiator. Generous proportions make this an ideal retreat, offering plenty of room for bedroom furniture and a relaxing atmosphere.

Bedroom Two 11'6 x 13'10 (3.51m x 4.22m)



A well-proportioned bedroom with soft carpeted flooring and a radiator for heating comfort. The room features a uPVC window to the rear, allowing natural light to brighten the space. It also benefits from built-in wardrobes, providing ample storage while maintaining a tidy and organised environment. The neutral decor and practical layout make it a versatile space suitable for various needs.

Bedroom Three 7'0 x 7'11 (2.13m x 2.41m)



A cosy bedroom featuring a small bay window that allows natural light to fill the space. The room is finished with practical lino flooring and includes a radiator for heating. Ideal as a guest room, nursery, or home office, it offers a functional and comfortable space.

Bathroom 7'0 x 8'8 (2.13m x 2.64m)



A practical family bathroom with vinyl flooring and uPVC windows to the rear and side, allowing natural light and ventilation. The room features a three-piece suite, including a bath with an overhead shower, wash basin, and WC. Additional storage houses the boiler, combining functionality with a clean, organised layout.

Exterior



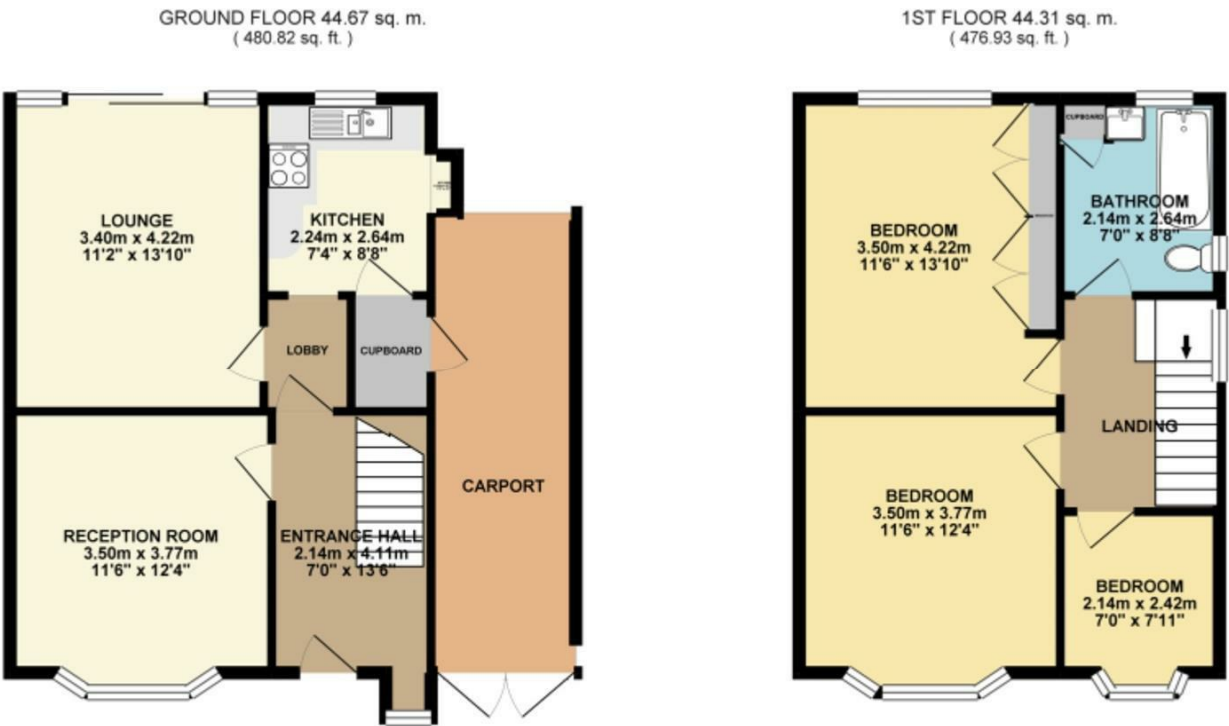
The large rear garden is arranged in three distinct sections, providing a private and tranquil outdoor space. Mature shrubbery enhances privacy, while the natural layout attracts local wildlife, including resident badgers. The garden offers both versatility and

seclusion, making it ideal for relaxation, family activities, or potential landscaping.

PLEASE NOTE

During the site assessment, evidence of badger activity was identified within the garden area, including established setts and foraging signs. As badgers and their setts are protected under the Protection of Badgers Act 1992, this presence means the land is not currently suitable for development. Any disturbance, damage, or destruction of an active sett would constitute an offence. Consequently, no construction or groundwork should proceed until appropriate ecological surveys have been completed and guidance from Natural England (or the relevant statutory body) has been sought. Mitigation or relocation measures would require a licensed approach, making development on this land unfeasible at this time.

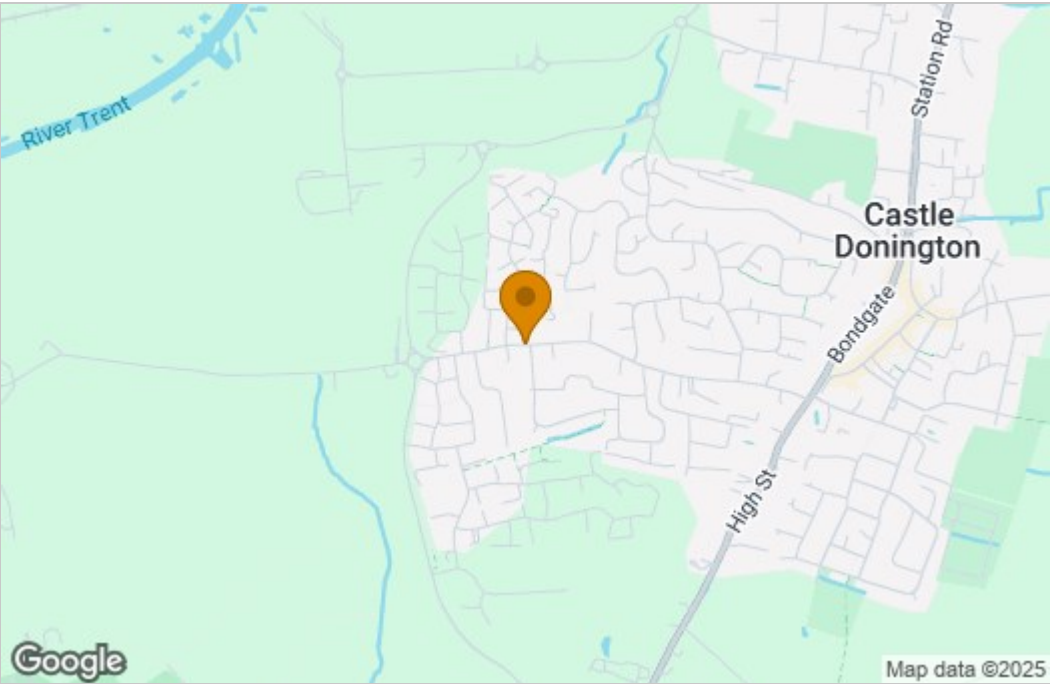
Floor Plan



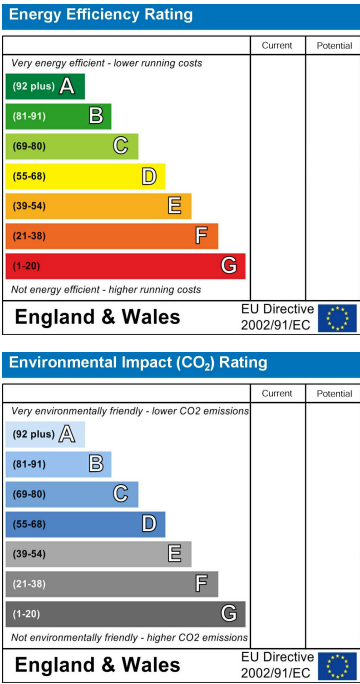
TOTAL FLOOR AREA : 88.98 sq. m. (957.75 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.