

Park Lane, Castle Donington, Derbyshire



Must be viewed!

- ❑ Impressive mature detached dormer bungalow
- ❑ Attractively refurbished with immaculate interior
- ❑ Generous plot extending to quarter of an acre
- ❑ Ample off road parking with in and out driveway
- ❑ Four double bedrooms, two bathrooms
- ❑ Magnificent dining kitchen with integrated appliances
- ❑ Lounge opening to quality conservatory

23-25 Borough Street,
Castle Donington,
Derby, Derbyshire,
DE74 2LA

Tel: 01332 811333
ask@marbleproperty.co.uk
www.marbleproperty.co.uk

Asking Price £375,000



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL With leaded Pvc framed double glazed entrance door. Stairs rising to the first floor, central heating radiator, Italian tile floor and coving to ceiling.

BEDROOM THREE 11' 11" x 11' 11" (3.63m x 3.63m) With leaded Pvc framed double glazed window and side elevation, central heating radiator, range of fitted storage units, solid French oak flooring and coving to ceiling.

LOUNGE 15' 1" x 11' 11" (4.6m x 3.63m) With central fireplace incorporating a remote controlled living flame gas fire. Central heating radiator. Opening through to the.....

CONSERVATORY 20' 11" x 8' 10" (6.38m x 2.69m) This stunning additional space would make a great dining or family room. The conservatory has an airconditioning unit and is of brick plinth with Pvc framed double glazed units. Double doors opening to the garden.

MAGNIFICENT KITCHEN 20' 2" x 10' 8" (6.15m x 3.25m) Stunning breakfast kitchen with an extensive range of units at eye and base level providing work surface, storage space and appliance space. Integrated Miele appliances include self cleaning double oven, microwave, five ring hob and dishwasher. AEG fridge and freezer. Concealed double doors opening to a

most useful pantry. Pvc framed double glazed window to the rear elevation, central heating radiator and doors opening to the conservatory.

LAUNDRY/BOILER ROOM With plumbing for washing machine and wall mounted Sauviner Duval central heating boiler.

INNER HALLWAY With useful cloaks cupboard and Italian tile floor.

BATHROOM Comprising a contemporary suite in white of panelled bath, wash hand basin with cupboard below, w.c Walk in shower cubicle. Italian tile walls and floor, chrome towel rail and downlighters.

BEDROOM FOUR 10' 10" to wardrobes x 10' 4" (3.3m x 3.15m) With leaded Pvc framed double glazed bow window to the front elevation, central heating radiator, range of fitted bedroom furniture, solid French oak floors and coving to ceiling.

FIRST FLOOR

LANDING Utilised as a most comfortable study area with leaded Pvc framed double glazed window to the front elevation, central heating radiator.

MASTER BEDROOM 14' 6" x 11' 11" (4.42m x 3.63m) With two Velux roof lights, central heating radiator, useful eaves storage and bedroom furniture including wardrobe, dressing table and drawers.

BEDROOM TWO 14' 7" x 9' 3" (4.44m x 2.82m) With

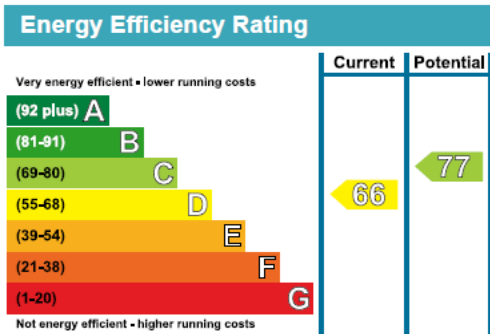


two Velux roof lights, central heating radiator and eaves storage.

BATHROOM Comprising a contemporary suite in white of panelled bath, wash hand basin and w.c. Walk in shower cubide. Velux roof light, heated towel rail, tiled walls and floor.

OUTSIDE

PARKING & GARDENS The property is situated on a plot extending towards quarter of an acre and is fronted by a sweeping in and out driveway providing ample off road parking. This leads through to the carport. Access through to the rear where there is a most useful brick and tile outbuilding incorporating a gym and workshop. To the rear a generous rear garden which is laid to lawn and including borders and mature fruit trees. To the rear of the garden is an extensive paved patio area.



Marble Property Services for itself and as agent for the vendor give notice that

- 1) These particulars are only a general outline for intending purchasers and do not constitute in whole or part an offer or a contract.
- 2) Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement.
- 3) No statement in these particulars is to be relied upon as a statement or representation of fact.



TOTAL APPROX. FLOOR AREA 2110 SQ.FT. (196.0 SQ.M.)

While every attempt has been made to ensure the accuracy of the floor plan, construction, measurements of doors, windows, openings and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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.

Made with Metaphor 12/14