



House - Terraced

5 CHURCH LANE,  
CASTLE DONINGTON,  
DERBYSHIRE, DE74 2LG

PCM

£775 PCM

#### FEATURES

- Mid terrace character cottage
- Lounge with log burner
- Two bedrooms & bathroom
- On-street parking
- Walking distance to local amenities
- Fully fitted kitchen
- Enclosed courtyard garden
- Cats considered



HOWKINS &  
HARRISON

# 2 Bedroom House - Terraced located in Derbyshire

WELL PRESENTED, MID TERRACE CHARACTER PROPERTY in the centre of Castle Donington and within walking distance of local amenities.

The property comprises of: a reception room with feature fireplace and log burner, cable telephone point, fully fitted kitchen with washing machine, fridge and cooker plus a separate storage cupboard with freezer.

To the first floor there is a large double bedroom with cupboard space and a further single bedroom / study. There is also a bathroom off the second bedroom with bath and electric shower.

To the rear of the property, there is an enclosed courtyard garden. To the front of the property there is on-street parking. Cats considered. No Sharers and is not suitable for children. Available mid August 2024.

Call us on


01530 410935

[ashby.lettings@howkinsandharrison.co.uk](mailto:ashby.lettings@howkinsandharrison.co.uk)

[howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

**HOWKINS &  
HARRISON**