



Meadow Crescent, Castle Donington



3



1



2

Freehold

£315,000



### Key Features

- Completely Renovated and Remodelled
- Three Double Bedroom Detached Family Home
- Close to the Local Primary and Secondary School
- Extended Living Kitchen
- Snug Lounge
- Family Room
- EPC rating E





Nestled in the sought-after Castle Donington location, this completely renovated and remodelled three-bedroom detached family home is finished to a high standard. Boasting a seamless indoor-outdoor flow and an abundance of natural light, this property offers modern open plan living spaces and two additional reception rooms for ultimate flexibility.

The three double bedrooms provide ample space for a growing family, while the stylish three-piece bathroom features a vanity mounted hand wash basin, a toilet with concealed cistern, and a P shaped bath with a shower over. The elegant marble effect tiled walls and oak effect tiled flooring add a touch of luxury to this space.

The spacious entrance hallway with a LVT Herringbone pattern floor leads to an understairs utility area with plumbing for a washing machine and tumble dryer, as well as a snug lounge area and a trendy two-piece W.C with subway style tiled splashbacks. There are also two built-in cloaks cupboards for added convenience.

The heart of this home is the stunning living kitchen area, complete with a family room and bi-fold doors that open to the rear garden, creating a seamless indoor-outdoor flow. The shaker style kitchen boasts Quartz worktops and integrated appliances, including a combi microwave oven, an oven, induction four-ring hob, a dishwasher and a fridge freezer. The continuation of the LVT flooring adds to the overall design aesthetic.

Outside, you'll find a westerly facing rear garden, a blank canvas for someone to make their mark. The block paved patio is perfect for outdoor entertaining, while the fenced boundaries offer privacy and security. The property also features a single garage with a 'up and over' door, as well as ample off-road parking.

Located just 18 minutes from Derby City, with main bus stations nearby, this home is perfectly situated for commuting. St. Edward's C of E Primary School is within a short walk, and Castle Donington College is also nearby. A short stroll will take you to a nearby market town, offering a range of amenities.

Don't miss out on the opportunity to make this house your home. Get in touch with our team today to secure your private viewing.



#### ACCOMMODATION

ENTRANCE HALLWAY  
5.84x1.80

LOUNGE  
4.63x3.62 reducing to 3.00

UNDERSTAIRS UTILITY AREA  
1.34x0.81

CLOAKROOM/W.C.  
1.45x0.71

EXTENDED LIVING KITCHEN  
5.62x4.84

FAMILY ROOM  
2.99x2.40

#### FIRST FLOOR ACCOMMODATION

BEDROOM ONE  
3.60x3.33

BEDROOM TWO  
3.72x3.07

BEDROOM THREE  
2.41x2.36

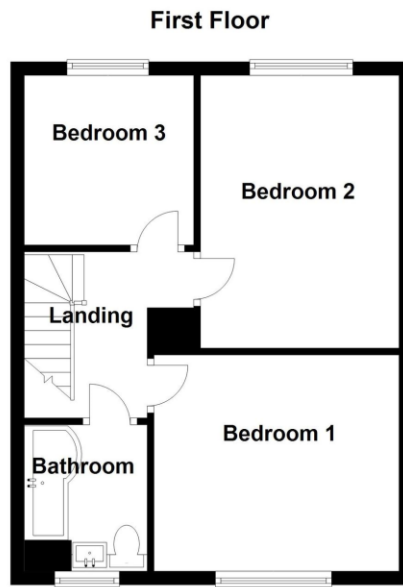
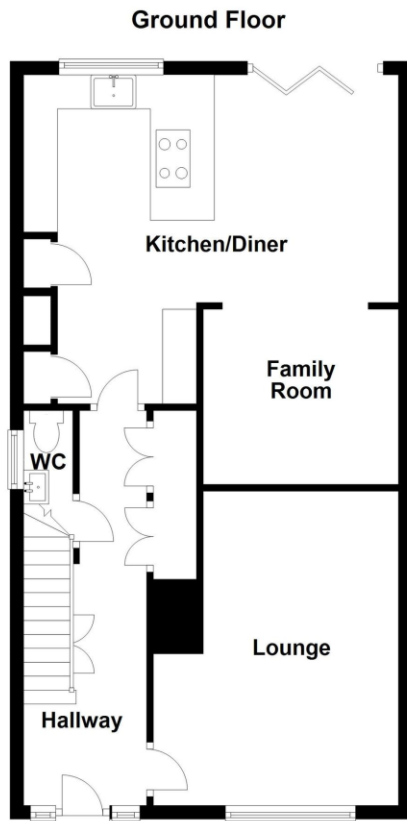
REFITTED BATHROOM  
2.10x1.85

HOW TO GET THERE  
Postcode for sat navs: DE74 2LX

COUNCIL TAX BAND  
The property is believed to be in council tax band: C

**PLEASE NOTE**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

# Floorplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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