



Borough Street
Castle Donington Derby



Property Description

PART EXCHANGE CONSIDERED!! ...A substantial, versatile and highly individual character residence situated in the very heart of Castle Donington. Originally dating to the 18th century, subsequently extended in 1912, the property includes both residential and commercial elements, with a shop unit that has been both a post office and butchers in previous years, currently providing a rental income of £7,800 per annum. Additional to the shop the property also has a well presented one bedroom annexe which is currently offered for accommodation to pilots through an agency at £250 per week with a minimum stay of 1 week. The property itself offers spacious accommodation over three floors which offer further potential to create a most intriguing and striking family home. Beyond this a beautiful large garden with a wealth of features which must be viewed to be fully appreciated which incorporates two off road parking spaces.

Dining Room

14' x 12' 8" (4.27m x 3.86m)
Having a sash window to the front elevation, central heating radiator and beams to the ceiling and laminate flooring.

Inner Hallway

Having stairs raising to the first floor.

Sitting Room

16' 10" to bay x 12' 11" (5.13m to bay x 3.94m)
Having large feature bay window to the rear elevation giving an aspect over the garden, central heating radiator and period style fireplace incorporating a living fire gas fire.

Dining Kitchen

18' 1" x 9' 11" (5.51m x 3.02m)
Fitted with wall and base units with work surfaces over, inset single sink and drainer unit, Smeg hob with extractor hood over, Smeg double oven, fireplace incorporating a multi-fuel burning stove, ceramic wood grain

effect tiled flooring, exposed beams, windows to the side and rear elevation and door giving access to the rear garden.

First Floor

Master Bedroom

16' 10" to bay x 12' 11" (5.13m to bay x 3.94m)
Having a large bay window to the rear elevation giving aspect over the garden, central heating radiator, central period style fireplace with cast iron surround and mantle over and useful over stairs storage cupboard.

Inner Landing

Having multi paned sash window to the front elevation, beam ceiling, concealed staircase leading to the attic room and doors off to the bedrooms.

Bedroom Two

14' 8" x 12' 5" (4.47m x 3.78m)
Having multi paned sash window to the front elevation, central heating radiator and beams to the ceiling.

Bedroom Three

14' 10" x 10' (4.52m x 3.05m)
Having multi paned sash window to the front elevation, central heating radiator, period style fireplace and storage cupboard.

Bathroom

Having a panelled bath with mixer tap and electric shower over, wash hand basin, vinyl flooring and central heating radiator.

W.C

Having low level W.C, wash hand basin, vinyl flooring and roof light.

Second Floor

Attic Room One

15' 6" x 11' 1" (4.72m x 3.38m)
Having a central heating radiator.

Attic Room Two

14' 11" x 11' 7" (4.55m x 3.53m)
With restricted head height and a central heating radiator.

Attic Room Three

14' 10" x 12' 7" (4.52m x 3.84m)
With restricted head height and staircase down to the first floor landing

Outside

Annex

14' x 9' (4.27m x 2.74m)
Open Plan Living/ Kitchenette

Accessed via a timber stable entrance door and leading into the sitting room where there is two single glazed windows to the side elevation, electric wall mounted heater, vinyl flooring, and inset spot lights to the ceiling.

Kitchen Area

Having double base unit with roll edge laminate work surface over, single drainer stainless steel sink unit, open shelving and under unit space for fridge, double glazed patio doors giving access to rear garden room/ sitting room.

Garden Room/ Sitting Room

7' x 9' (2.13m x 2.74m)
Being brick wall and double glazed construction and timber framed with a pitch polycarbonate roof, quarry tiled flooring, half glazed door to the rear giving access to the garden, brick face wall and two wall light points.

Bedroom

10' x 8' (3.05m x 2.44m)
Having single glazed window to the side elevation, electric wall mounted heater, inset spot lights to the ceiling and loft access.

Shower Room

Fitted with a three piece white suite comprising of a corner glazed shower cubicle with electric shower over, fully tiled to the cubicle, pedestal wash hand basin with ceramic tiled splashbacks, low level W.C, vinyl flooring, inset spot lights and extractor.

Garden And Parking

A particular feature of the property is the substantial rear garden with shaped lawns and extensively stocked borders with an array of shrubs, flowers and perennials. There are also flourishing fruit trees including apple and pear in addition to a vegetable patch all being in the shadow of St Edwards church spire.

Cellar

Accessed from the rear elevation of the property the cellar provides good storage space.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Tenure: Freehold

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