



Bondgate
Castle Donington Derby



Property Description

A substantial four bedroom Victorian linked detached home in the heart of the popular village of Castle Donington. This is a beautiful property with a wealth of character features and also includes a one bedroom self-contained annex. It has a private lawned garden with stunning church views over the village, garage and ample off road parking to the rear.

In brief the property comprises, Entrance hall, dining room, lounge, snug, office kitchen/diner, three bedrooms, large family bathroom, Annexe with lounge, kitchen, spiral stairs leading to double bedroom and private bathroom, private garden, drive and attached single garage. Castle Donington enjoys a high standard of amenities including the Co-op and Aldi superstore, Post Office, doctor's surgery, public houses and other attractions such as local restaurants and bespoke retail shops, whilst being well placed for the commuter with East Midlands airport, Parkway railway station and major link roads. The property is close to local schools and the nearby Independent Elms Primary School and Trent College.

Entrance Hallway

Accessed via timber glazed front door with ceramic tiled flooring, cast iron radiator and doors leading to:-

Dining Room

14' 9" x 11' 8" (4.50m x 3.56m)
Having cast iron Victorian radiator, feature light, original fireplace with tiled hearth and timber mantle and timber double glazed window to the front elevation.

Lounge

14' 9" x 11' (4.50m x 3.35m)
Having timber double glazed bay window to the front elevation, cast iron Victorian radiator, original fireplace with tiled hearth and timber surround and leading to second lounge.

Snug

16' 3" x 15' 6" (4.95m x 4.72m)
Having character beam ceilings, understairs storage, cast iron Victorian radiator, internal single glazed window to the kitchen and stairs leading up to the first floor.

Office

15' 1" x 8' 8" (4.60m x 2.64m)
Having a wood burner with ceramic tiling, cast iron Victorian radiator, double glazed timber window to the front elevation and secondary front timber stable style door.

Cloaks/ W.C

Having low level W.C, inset spot lights, Victorian tiled flooring and wash hand basin.

Kitchen/ Diner

22' 1" x 15' 3" (6.73m x 4.65m)
Fitted with a range of wall and base units with laminate work surfaces over, separate island and dining area to the rear, integrated double electric oven, stainless steel sink and drainer with chrome mixer tap over, gas hob and extractor over, inset spot lights, two cast iron Victorian radiators, space for dishwasher, washing machine and washer/ dryer, four velux roof lights, two cottage style double glazed windows to the rear and side elevations, ceramic tiled flooring and steps leading up the annexe hallway.

Rear Hallway

Timber and glazed door to the side and has cast iron Victorian radiator, balustrade and stable door to the rear, velux window and ceramic tiled flooring.

Annexe Lounge

17' 10" x 11' 5" (5.44m x 3.48m)
Having ceramic tiled flooring, beamed ceiling, three windows, spiral staircase, inset spot lights and leads to:-

Annexe Kitchen

10' x 8' 7" (3.05m x 2.62m)
Having electric hob and electric oven, white composite sink and drainer and chrome mixer tap over, dual aspect windows and doors, high apex beamed ceiling, tiled splashbacks, space for fridge and freezer.

Annexe Bedroom

11' 6" x 12' 8" (3.51m x 3.86m)
Having timber window to the side elevation, two velux roof lights, window to the front elevation and a radiator.

Annexe Bathroom

11' 5" x 5' 1" (3.48m x 1.55m)
Having a three piece suite comprising of bath with electric shower over, pedestal wash hand basin, low level W.C, beamed ceiling and velux roof light, ceramic tiled flooring, tiled splashbacks and built-in cupboard.

Master Bedroom

15' 3" x 15' 6" (4.65m x 4.72m)
Having timber double glazed windows to the front and rear elevations, cast iron Victorian radiator, inset spot lights and original cast iron fireplace with surround.

Bedroom Two

12' 3" x 11' (3.73m x 3.35m)
Having cast iron fire, cast iron Victorian radiator, built-in cupboards and timber double glazed window to the front elevation.

Bedroom Three

12' x 8' 11" (3.66m x 2.72m)
Having built-in wardrobes, fireplace with timber wooden surround, cast iron Victorian radiator and timber double glazed window to the front elevation.

Bathroom

16' 7" x 15' 10" (5.05m x 4.83m)
Having a glazed shower enclosure with thermostatic mixer shower, bath with chrome shower attachment, low level W.C, pedestal wash hand basin, three velux window lights, internal window, inset speaker system, inset spot lights, cast iron Victorian radiator, ceramic tiled flooring and chrome towel radiator.

Garage

16' 5" x 10' 5" (5.00m x 3.17m)
Having power and lighting, up and over door, plumbing, side access door and feature window to the side

Outside

To the front of the property is a gated entrance leading up a walkway to the side of the annexe, garage and rear garden. There is also three parking spaces with shared access over and is laid to lawn with stunning views.









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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EPC Rating: D

Tenure: Freehold

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