



Hallam Fields  
Castle Donington Derby

# Hallam Fields Castle Donington Derby DE74 2LU

for sale offers in the region of  
**£325,000**



## Property Description

A spacious and well maintained three bedroom detached bungalow, boasting mature generous gardens and garage. This fantastic home is well located within the popular village of Castle Donington and offers UPVC double glazing throughout and gas central heating. This property has to be viewed to appreciate the generous plot and privacy it provides.

In brief the property comprises, Entrance hall, kitchen, 'L' shaped lounge, rear hallway, three bedrooms and bathroom. Outside, With front and rear private gardens, garage and driveway for several cars.

## Entrance

Half double glazed composite panelled entrance door to the side elevation leading in to: -

## Kitchen

12' x 9' 1" ( 3.66m x 2.77m )  
Fitted with a range of matching base and wall units, with roll edged laminated work surfaces over, single drainer, one and quarter bowl stainless steel sink unit with chrome mixer tap over, integrated eye level Neff electric fan assisted oven and grill, four burner Neff gas hob, under unit space and plumbing for automatic washing machine and dishwasher, UPVC double glazed window to the side elevation, central heating radiator, vinyl floor covering, space for fridge freezer, cupboard with space for utility storage also housing Worcester boiler providing the property with domestic hot water and central heating, door off to lounge and rear hallway.

## Lounge

17' 4" x 10' 6" ( 5.28m x 3.20m )

Plus 9'7 x 8'6

Having a UPVC double glazed window to the front, UPVC double glazed pencil light opaque glazed window to the side, lounge area has coving to the ceiling, feature fireplace incorporating coal effect gas fire on a marble effect hearth, marble effect back plate and oak surround, central heating radiator. Dining area with further radiator, coving to the ceiling, door leading to: -

## Rear Hallway

Having central heating radiator, coving to the ceiling, opaque UPVC double glazed door to the side with matching attached side panels leading to the side path and in turn the rear garden.

## Bedroom One

15' 6" x 9' 1" plus door recess ( 4.72m x 2.77m plus door recess )

Having triple mirror door fronted fitted wardrobe, open shelving, central heating radiator, UPVC double glazed window to the rear giving aspect over the garden.

## Bedroom Two

12' 8" x 10' 4" ( 3.86m x 3.15m )

Having UPVC double glazed window to the rear elevation, central heating radiator, coving to the ceiling.

## Bedroom Three

8' x 10' 4" ( 2.44m x 3.15m )

Having UPVC double glazed window to the side elevation, central heating radiator, double louvre door fronted wardrobe with hanging rails and shelving.

## Bathroom

Good sized bathroom with a five-piece white suite, comprising panelled bath with chrome mixer tap, corner glazed shower cubicle with chrome main shower over, low level wc and bidet, wash hand basin fitted to vanity unit with storage beneath and vanity shelf over, mirror back and shaver light over, part ceramic tiled walls, vinyl floor covering, central heating radiator and coving to the ceiling, UPVC double glazed opaque window to the side elevation and loft access.

## Outside

The property is set well back from the road having well-presented front lawned garden flanked with borders, inset with a variety of mature shrubs and wood chipped borders for ease of maintenance, Presscrete cobble effect driveway providing off road parking for several vehicles leading to an attached brick flat roof single garage with up and over door, the driveway is flanked with border inset with shrubs and fence boundary, outside tap, concrete path down the side of the garage giving access and privacy to the rear garden.

The rear garden is particularly private, with a paved patio, shaped lawns, paved steps leading down the garden to a timber shed with borders inset with a variety of shrubs.









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Tenure:Freehold

EPC Rating: C

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