





**\*\* NO UPWARD CHAIN \*\***

**\*\*\*\* MODERNISED CHARACTER COTTAGE IN THE HEART OF THE VILLAGE \*\*\*\* DRIVeway & DETACHED GARAGE \*\*\*\***

This beautifully presented character cottage is ideally positioned just off the High Street in the highly sought-after village of Castle Donington. Offering a perfect blend of charm and modern living, the accommodation briefly comprises a lounge with feature fireplace, a fitted kitchen, two well-proportioned bedrooms, and a modern bathroom.

Externally, the property benefits from two outdoor seating areas, as no garden area, off-road parking, and a detached single garage. Early viewing is highly recommended to fully appreciate the character, space, and superb location this delightful home has to offer.

Castle Donington is a vibrant and historic village offering an excellent range of local amenities including shops, cafés, pubs, restaurants, and highly regarded schools. Ideally located for commuters, the village provides convenient access to the M1, A50, East Midlands Airport, and East Midlands Parkway railway station, making it perfect for those travelling to Nottingham, Derby, Leicester, and beyond. The area also enjoys a strong community atmosphere and is well known for nearby Donington Park and beautiful surrounding countryside walks.



## KITCHEN

Entrance door into the fitted kitchen offering wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Appliances spaces and plumbing for a washing machine, under stairs storage cupboard, ledged and braced cottage door to the stairs, radiator, tiled floor, exposed beams and a upvc double glazed window with fitted shutters.

## LOUNGE

Feature fireplace with electric stove style fire and a beam mantle, exposed beams the ceiling, radiator, wood effect flooring and a upvc double glazed window with fitted shutters.

## FIRST FLOOR LANDING

Upvc double glazed window, ledged and braced cottage doors to -

## BEDROOM 1

Radiator, exposed beams to the ceiling, and upvc double glazed window with fitted shutters.

## BEDROOM 2

Storage cupboard, feature panelled wall and exposed beams to the ceiling. Radiator and upvc double glazed window with fitted shutters.

## BATHROOM

Panel enclosed bath with a shower and shower screen, wash hand basin, low flush wc, upvc double glazed window, chrome ladder style radiator and an airing cupboard.

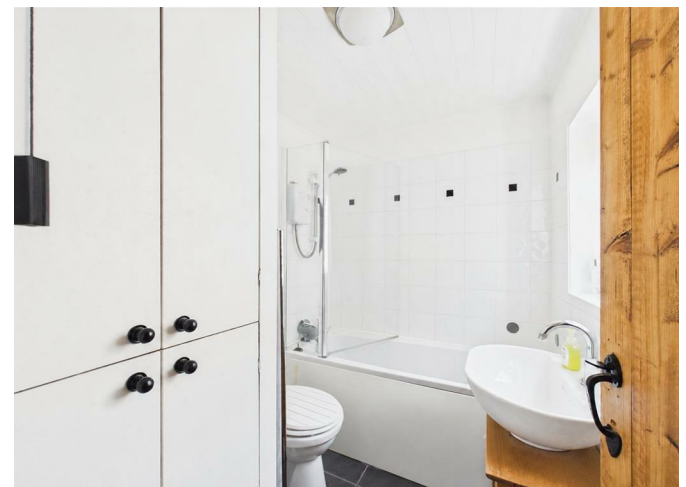
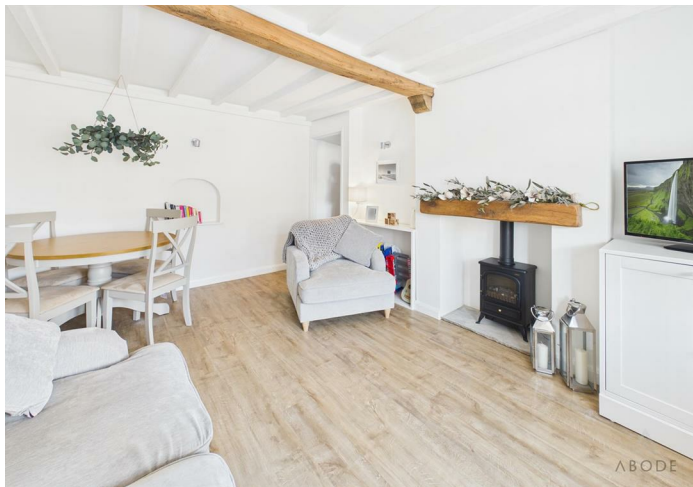
## OUTSIDE

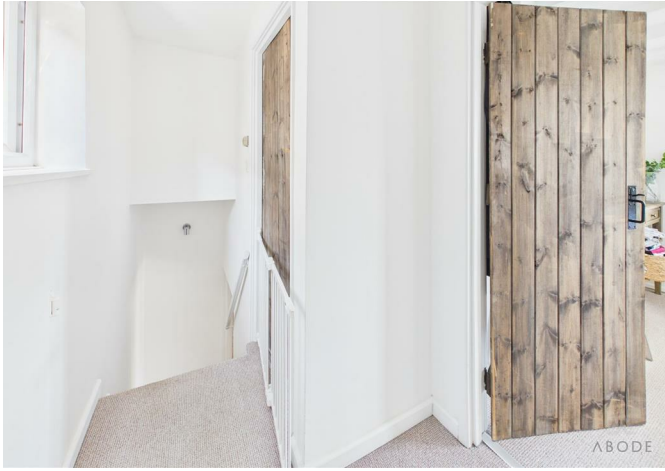
To the front of the property is a charming cottage-style garden with a low picket fence and gate.

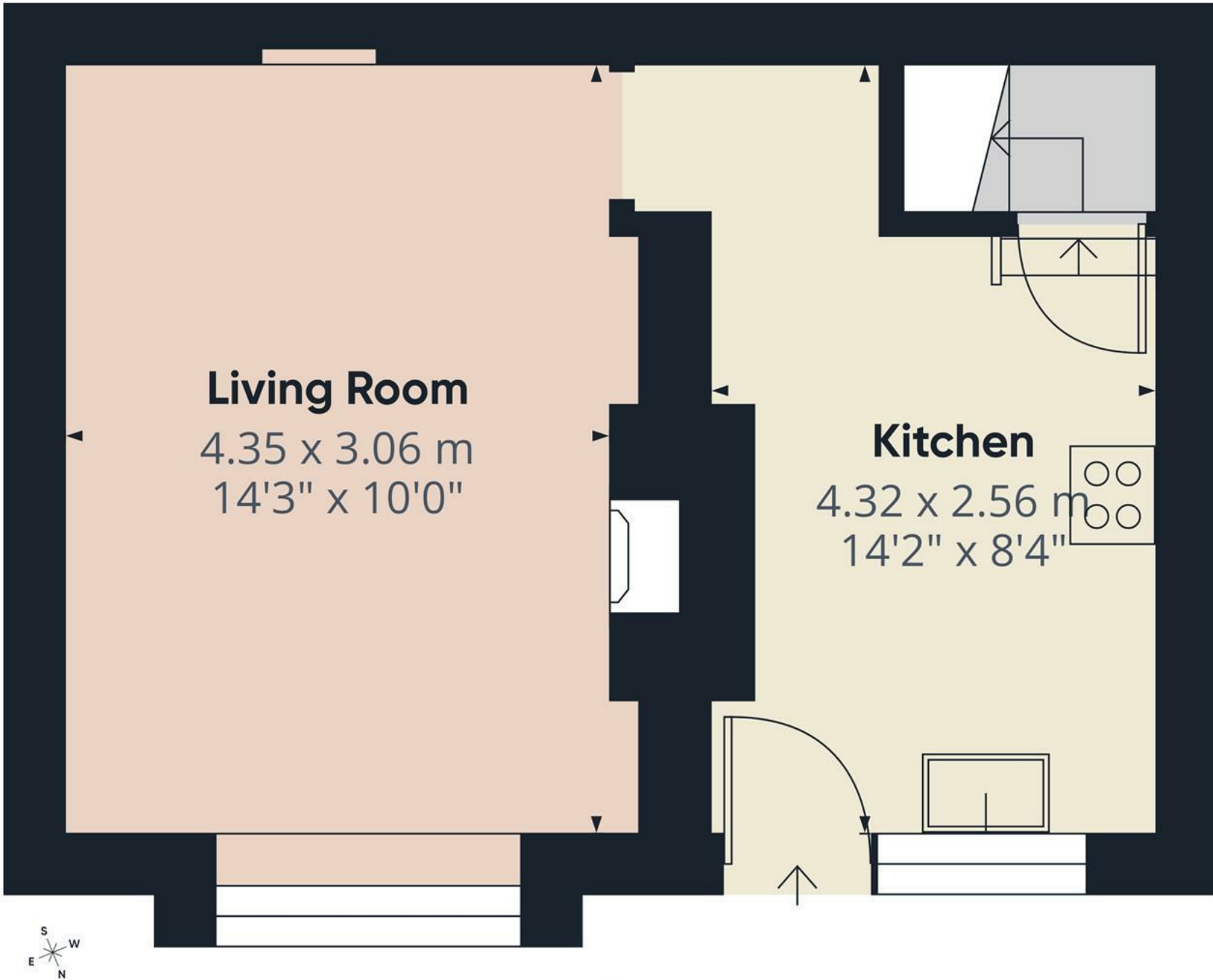


Opposite the cottage, there is a driveway providing off-road parking in front of the single garage with an up-and-over door. To the side of the property is a further outdoor seating area, with both spaces ideal for al fresco dining and relaxing.









**Living Room**  
4.35 x 3.06 m  
14'3" x 10'0"

**Kitchen**  
4.32 x 2.56 m  
14'2" x 8'4"

Approximate total area<sup>(1)</sup>  
25.2 m<sup>2</sup>  
271 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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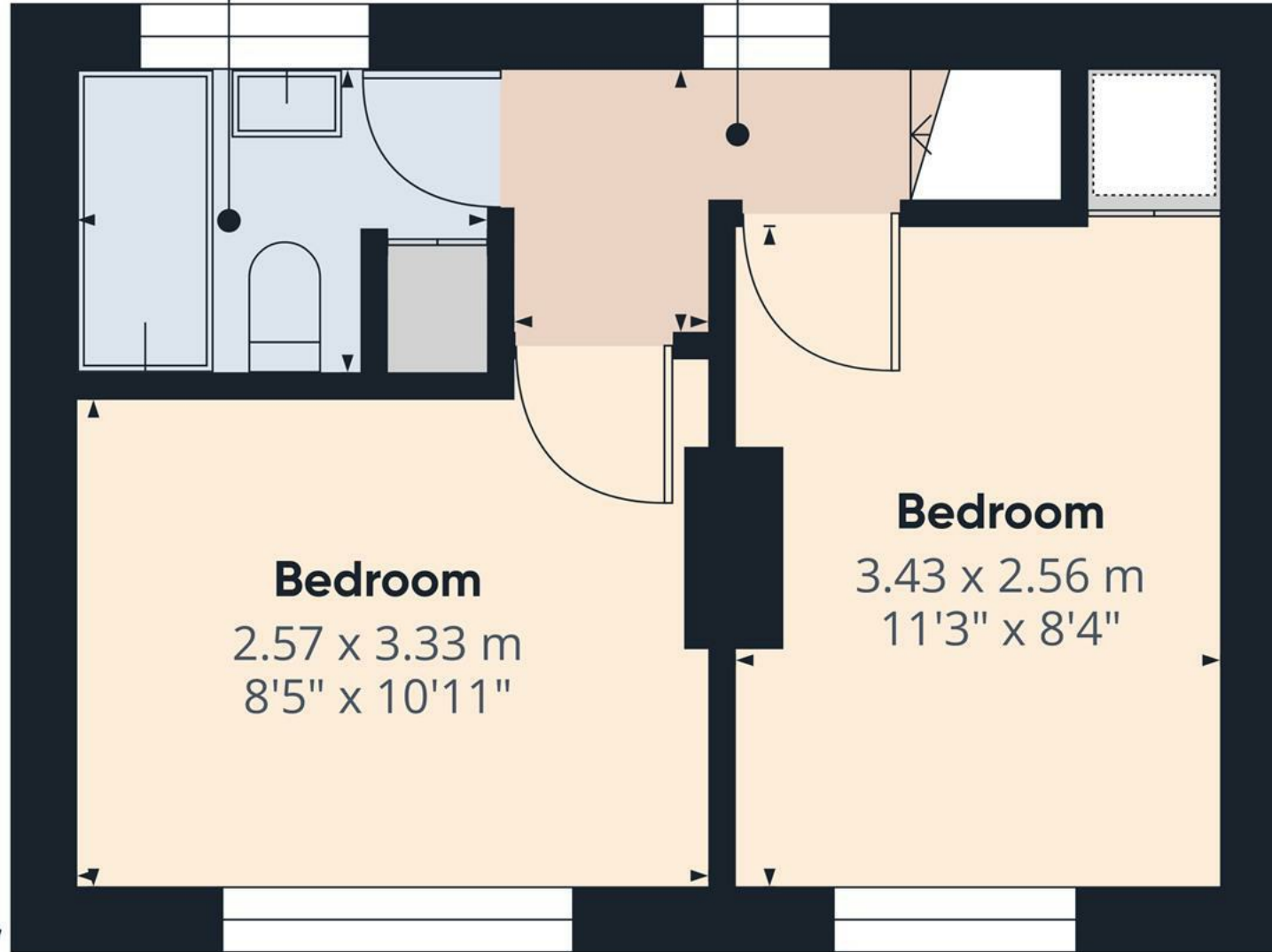
Floor 0

### Bathroom

1.66 x 2.18 m  
5'5" x 7'1"

### Landing

1.47 x 1.01 m  
4'10" x 3'3"



### Bedroom

2.57 x 3.33 m  
8'5" x 10'11"

### Bedroom

3.43 x 2.56 m  
11'3" x 8'4"



#### Approximate total area<sup>(1)</sup>

22.9 m<sup>2</sup>  
246 ft<sup>2</sup>

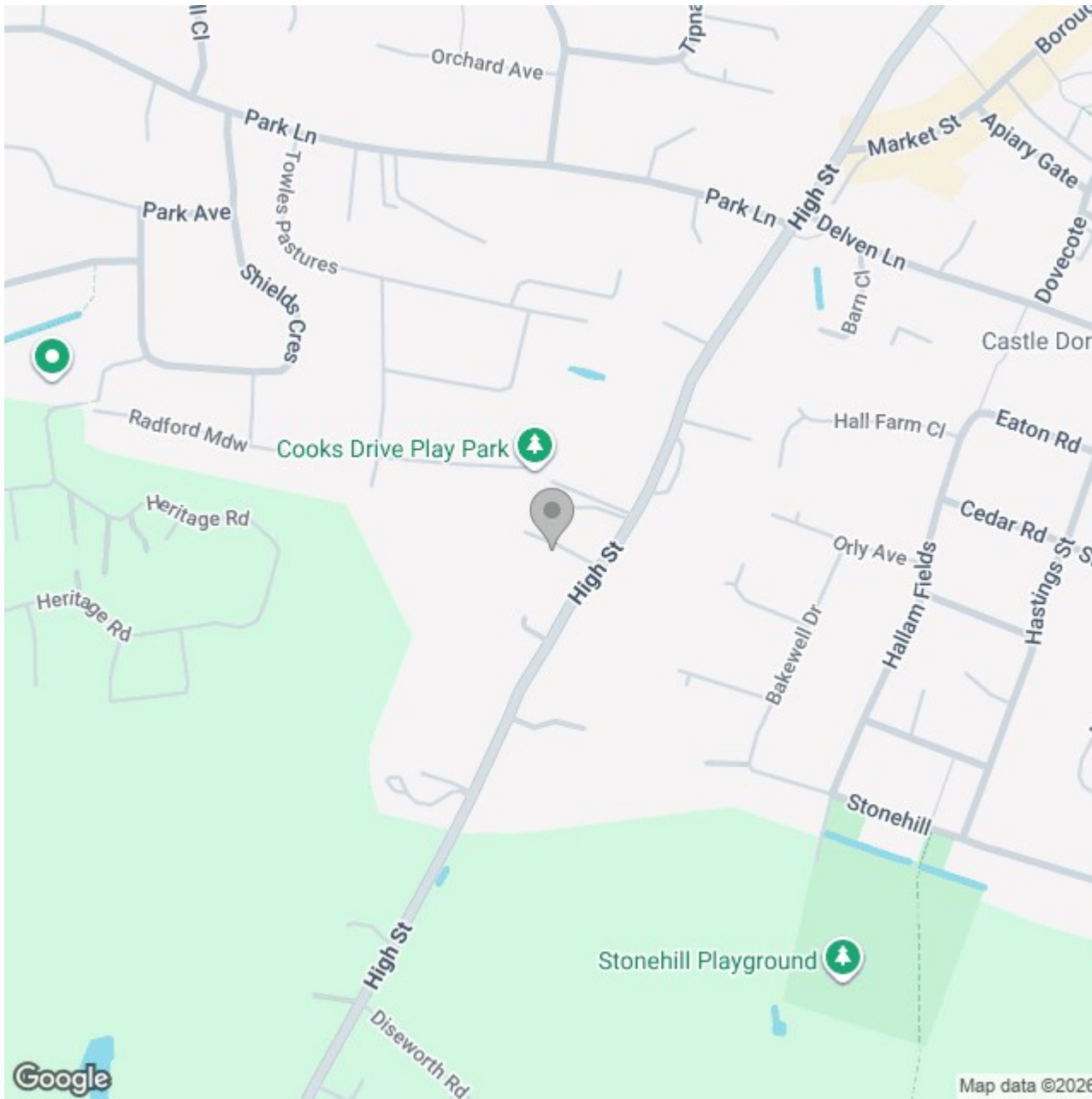
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Floor 1





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	