



Grange Drive
Castle Donington Derby



Property Description

Step into this stunning detached property in the heart of Castle Donington. Featuring three spacious double bedrooms, this home offers comfort and privacy for the whole family.

The open-plan living kitchen diner is perfect for entertaining, allowing seamless interaction whether you're hosting dinner parties or enjoying weekend brunches. Natural light floods the bright conservatory, creating a serene space for relaxation, play, or a home office.

Additional conveniences include a separate utility room for easy laundry days and a dedicated dining room for family gatherings. Castle Donington is still being developed with local shops and Starbucks recently opened alongside the original high streets & local schools that has specifically been built for residents. An internal viewing is highly recommended to appreciate the property and location on offer.

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hallway

Entrance through UPVC front door inset with feature arched opaque glazed panel above, having wooden flooring, ceiling light fitting, space for a hall stand, multi pane glazed door leading to: -

Lounge/Dining

23' 10" x 11' 1" (7.26m x 3.38m)

A beautiful light and airy open plan room having wooden floor continuing through from the hallway, the lounge area having a stone fireplace with free standing electric log burning stove, two wall light points, one ceiling light fitting. The breakfast dining area of the kitchen is separated from the lounge with a low level room divider and features a useful dining/break out area with ceiling light fitting and UPVC double glazed sliding doors to: -

Dining Room

12' 1" x 7' 2" (3.68m x 2.18m)

Through double doors both with inset glass panes, the Dining Room continues with the wooden flooring as well as a large UPVC window to the northern aspect accompanied by a full length radiator

Conservatory

UPVC conservatory with tiled floor, opening UPVC double glazed windows, UPVC double glazed door leading to the garden, and a polycarbonate roof

Kitchen

9' 10" x 10' 7" (3.00m x 3.23m)

Having a range of high gloss matching base and wall units, with quartz work surfaces over, one and a quarter bowl composite sink with chrome extendable mixer tap over, SMEG electric fan assisted oven, integrated fridge, SMEG gas hob and extractor fan over, integrated dishwasher, multi glazed door leading to: -

Utility Room

13' 4" x 4' 4" (4.06m x 1.32m)

Having floor to ceiling in white panel tiling, wood effect flooring, equipped with a treated wooden surface worktop, low-level cabinets & eye-level cabinets, space for washing machine, dryer & fridge/freezer

Inner Hall

Having access to a understairs storage cupboard. having access into the garage also

First Floor Landing

carpeted flooring, loft hatch & windows looking over the western aspect

Master Bedroom

11' 2" x 10' 9" (3.40m x 3.28m)

Having a UPVC double glazed window to the southern elevation, central heating radiator, carpeted floor. following into: -

Ensuite Shower Room

Having a three-piece white suite comprising shower with white tiling, wc, wash basin with storage, frosted glass panel & tiled flooring

Bedroom Two

12' 10" x 11' 1" (3.91m x 3.38m)

Having two UPVC double glazed windows, central heating radiator, carpeted floor, door leading to useful eaves storage.

Bedroom Three

12' 4" x 8' 2" (3.76m x 2.49m)

Having Double wardrobe with mirrors, central heating radiator, Dormer window to the front of the property.

Family Bathroom

Having a four piece white suite comprising wash hand basin, wc, panelled bath with handheld shower attachment, as well as a waist high towel rail









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: MEL204539 - 0009

Tenure:Freehold EPC Rating: C Council Tax Band: C

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