



Loudoun Place  
Castle Donington DERBY



## Property Description

**\*\*No Chain\*\***

A beautifully presented and fully renovated detached three bedroom bungalow with off road parking for several vehicles, detached double garage with remote door and private well landscaped rear garden. The property has a gas fired central heating system, UPVC double glazing throughout and briefly comprises: spacious entrance hall with two built in cupboards, L shaped lounge/diner, well equipped fitted kitchen with a range of integrated appliances, two double bedrooms with fitted furniture and third bedroom with French doors to garden which could also be used as a dining subject to buyers requirements. Outside To the front of the property is a good sized block edged tarmac driveway providing off road parking for several vehicles, leads to a detached double garage with roller shutter door, light and power. The drive is flanked with slate chipped borders, having UPVC soffits, fascias and guttering, front storm porch with quarry tiles and flooring. Wrought iron gate which gives access to a covered front passage which is paved leading past the garage access door to the rear garden. The rear garden is beautifully landscaped and particularly private and mature, having paved patio beyond the French doors, further paved paths, shaped lawn flanked with borders inset with a variety of mature trees and shrubs, further decked terrace to the corner of the garden providing additional seating.

## Entrance

Having a front half double glazed composite entrance door with matching attached opaque glazed side panels leading to:

## Spacious Entrance Hall

Having central heating radiator, LVT flooring, two panelled door fronted cupboards - one is a cloaks cupboard which also houses the burglar alarm control panel, and the other is a utility cupboard which also houses the Baxi boiler, LVT flooring continues through into the cupboards, panelled door off to:-

## L Shaped Lounge/Diner

16' 10" x 10' 4" ( 5.13m x 3.15m )  
Plus 12'4 x 5'7

Having a UPVC double glazed picture window to the rear elevation giving aspect over the rear garden, two central heating radiators.

## Kitchen

12' 4" x 8' 9" ( 3.76m x 2.67m )

Fitted with a range of matching base and wall units with laminated work surfaces over, matching upstands, single drainer one and a quarter bowl stainless steel sink unit with chrome mixer tap over, plumbing and space for an automatic washing machine, range of integrated appliances comprising fridge/freezer, Neff eye level electric fan assisted oven and combination microwave/grill, John Lewis induction hob and extractor hood with glazed splashback to the cooking area, Neff slimline integrated dishwasher, UPVC double glazed window to the side elevation, UPVC half double glazed door to the front elevation giving access to the side passage and rear door to the garage, central heating radiator, ceramic tiled flooring, inset spotlights to the ceiling.

## Shower Room

Having a refitted three piece white suite comprising corner glazed shower cubicle with a chrome mains shower with rain head and separate shower attachment, WC and wash hand basin are fitted into an L shaped vanity unit with high gloss doors offering storage and vanity shelf over, mirror door fronted bathroom cabinet, inset spotlights to the ceiling, extractor fan, UPVC double glazed opaque window to the front elevation, ceramic tiled flooring, wall mounted chrome heated towel rail.

## Bedroom One

11' 7" x 11' ( 3.53m x 3.35m )

Minimum measured to a range of Sharps full height fitted wardrobes, three double door fronted with hanging rails and shelving, fitted drawers integrated into the wardrobes, UPVC double glazed window to the rear giving aspect over the garden, central heating radiator.

## Bedroom Two

11' 2" x 10' 11" ( 3.40m x 3.33m )

Having two double door fronted fitted wardrobes with hanging rails and shelving, set of drawers to the side, central heating radiator, UPVC double glazed bow window to the front elevation with fitted window blind.

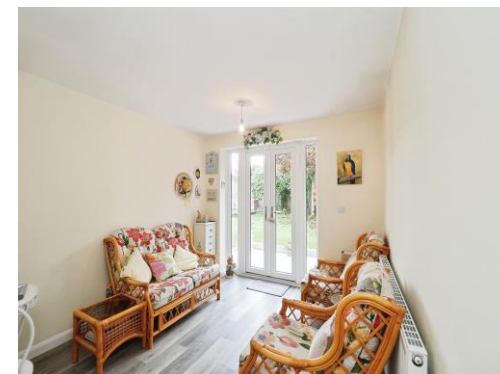
## Bedroom Three/Dining Room

10' 3" x 9' 7" ( 3.12m x 2.92m )

Having UPVC double glazed French doors to the rear elevation with matching attached side panels, giving aspect and access to the rear garden, LVT flooring continues through from the entrance hall, central heating radiator.

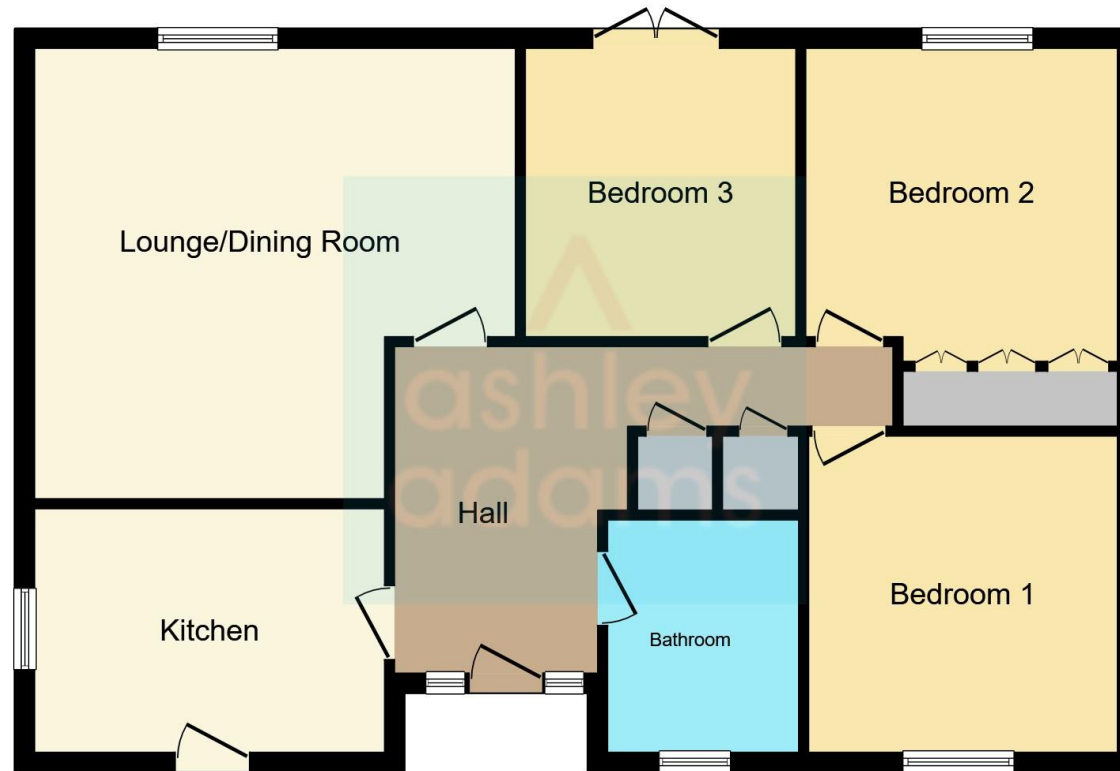
## Outside

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Tenure:Freehold EPC Rating: Awaited

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