



Digitally Altered



4 The Spittal, Derby, DE74 2NQ

Offers Over £280,000

On The Spittal in Castle Donington, this Grade II listed semi-detached timber framed cottage has been thoughtfully upgraded by the current vendor while retaining its original charm and character. With a fitted kitchen, cosy living room, two bedrooms and a well-appointed family bathroom, it's a home that suits anyone drawn to characterful period living.

The living room is warmed by a multi-fuel burner, with exposed brickwork and beams giving the space real character. At the heart of the home is a bespoke Anderson Reeve fitted kitchen, complete with integrated appliances and a high-end finish.

Outside, a private garden offers a stone patio just off the back door and a decked area to the rear. A brick outhouse, currently used as a playroom, offers flexible additional living space and comes complete with heating and a WC. A driveway provides parking for multiple vehicles.

A full inspection is highly recommended to appreciate this cottage's character and its position within one of Castle Donington's most established streets. A rare opportunity to own a piece of local history.

The Property

A truly characterful Grade II listed semi-detached cottage, situated in one of Castle Donington's most sought-after locations. This delightful home offers a wealth of period features throughout, including a multi-fuel burner, exposed brickwork, and exposed beams — details that are best appreciated with a full internal inspection.

Kitchen



This kitchen combines traditional style with practical functionality, showcasing exposed wooden ceiling beams and a distinctive reclaimed Minton tiled floor. The bespoke Anderson Reeve fitted kitchen with wooden countertops offers ample storage and workspace, complemented by an integrated slimline Bosch dishwasher, under-counter fridge/freezer, and bin drawer. A Belfast sink with mixer tap and a 4-ring Smeg cooker complete the practical elements, while space for a breakfast table and chairs makes this a warm and welcoming cooking and dining area.

Living Room



A cosy and inviting space featuring exposed wooden beams and a wood-burning stove set within a large fireplace. Fitted with carpeted flooring, gas central heating radiator and windows to both the front and rear elevations, and leads through to the family bathroom.

Bathroom



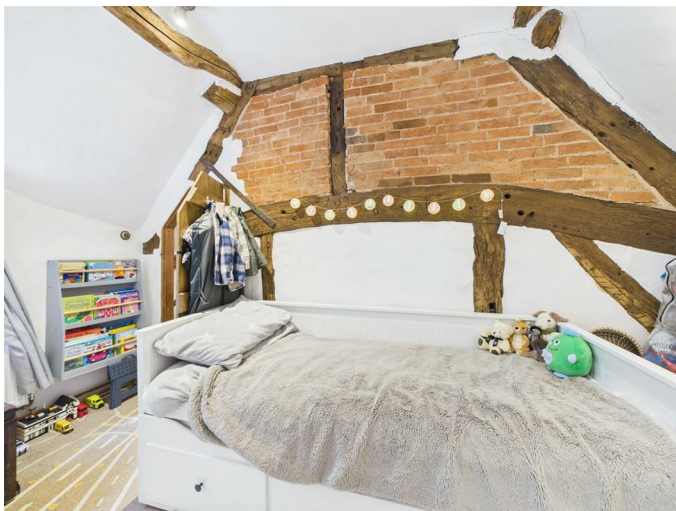
The bathroom features a classic clawfoot bathtub with mains-fed rainfall shower and screen. Panelling to the walls complements the oak flooring, while a vanity sink, WC, and traditional-style gas central heating towel rail complete the space. A frosted window to the rear elevation ensures privacy.

Bedroom 1



A bright and spacious master bedroom featuring striking exposed wooden beams and a sloped ceiling with a Velux-style window. The room benefits from fitted wardrobes in the alcove, carpeted flooring, and a gas central heating radiator.

Bedroom 2



This bedroom benefits from exposed wooden beams and a feature brick wall, along with a gas central heating radiator, carpeted flooring, and a window to the front elevation.

Brick Outhouse



A bright and functional space featuring oak flooring, with fitted storage units and work surfaces in a natural wood finish. There is access to a WC, making this a great playroom, home office, or even a spare bedroom for visitors, while windows and a door provide views and access to the garden. This room is well suited for household tasks and additional storage. Complete with electric heating.

Rear Garden



The rear garden enjoys a peaceful, private setting with a lawn bordered by shrubs and trees. A stoned area directly by the back door is ideal for outdoor seating and relaxation, while decking to the rear provides a further seating area. The garden is enclosed by fencing, creating a secure and tranquil outdoor space, with the brick outbuilding adding further character to the plot.

Front Exterior

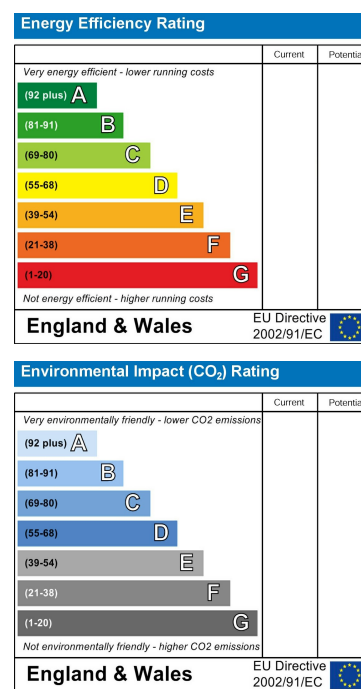
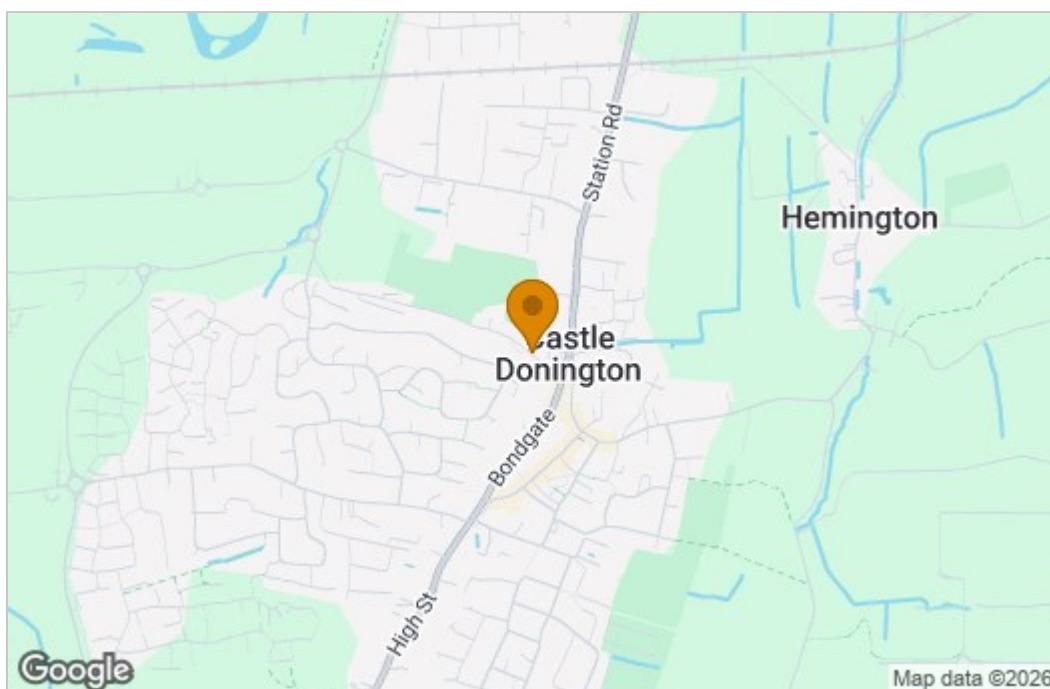


The front exterior of the property is full of character, with a whitewashed facade and traditional timber framing. Mature greenery and shrubs frame the entrance, which features an oak door approached via a brick-tiled path.

Floor Plan



Area Map



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