



Georgina Court Station Road  
Castle Donington DERBY



# Georgina Court Station Road Castle Donington DERBY DE74 2NJ

for sale  
**£315,000**



## Property Description

No Chain! A spacious and recently renovated five-bedroom house. 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 must be viewed to appreciate the wonderful renovations & options form modern family living it provides.

In brief the property comprises, Entrance hall, open plan lounge/kitchen/diner, W.C, five bedrooms, one with ensuite, and family bathroom. Outside, With rear private gardens and parking for several cars.

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 Hall

Having a UPVC double glazed composite front door leading into the Hallway, with a central heating radiator, new LVT flooring laid throughout and panelled doors giving access to W.C and open plan living kitchen area, and carpeted stairs with wood & glass balustrade leading onto the first floor

## Downstairs W.C

Having a stunning new two piece suite consisting of a low level W.C and wash hand basin with chrome mixer tap over, Aqua Panels to the walls, floor to ceiling, LVT continuing from the hallway, UPVC double glazed opaque window to the front elevation.

## Open Plan Living Kitchen

Having a brand new fitted kitchen with matching gloss white base & wall units, wood effect laminate work surfaces, coming with a range of fitted appliances such as induction

hob with inset extractor, washing machine, dishwasher. the LVT flooring continues throughout, towards the living area there is a central heating radiator, modern electric wall-mounted fireplace & sliding doors out onto the garden

## Landing

Having new carpeting continue and the glass balustrade wraps around the open landing

## Master Bedroom

Having UPVC double glazed window overlooking the rear elevation & garden, central heating radiator, single pendant light, carpeted floor and white panel door leading to; -

## Master En Suite

Having a modern 3 piece white suite and sleek motion sensor lights, consisting of low level w.c., wash hand basin with chrome mixer tap over and large shower cubical with upgraded rainfall showerhead as well as standard shower attachments, floor to ceiling Aqua Panels & two inset spotlights

## Bedroom Two

Having UPVC double glazed window overlooking the front elevation & garden, central heating radiator, single pendant light, carpeted floor and recess ideal for fitted wardrobes

## Bedroom Three

Having UPVC double glazed window overlooking the rear elevation & garden, central heating radiator, single pendant light, and carpeted floor

## Bedroom Four

Having UPVC double glazed window

overlooking the rear elevation & garden, central heating radiator, single pendant light, and carpeted floor

## Bedroom Five

Having UPVC double glazed window overlooking the rear elevation & garden, central heating radiator, single pendant light, carpeted floor, and a recess ideal for fitted wardrobes

## Family Bathroom

Having an amazing four piece suite, consisting of low level w.c, hand wash basin with chrome mixer tap, shower cubical and bathtub. UPVC double glazed opaque glass to the front elevation, Aqua Panel on the walls floor to ceiling, extractor fan and spotlights

## Outside

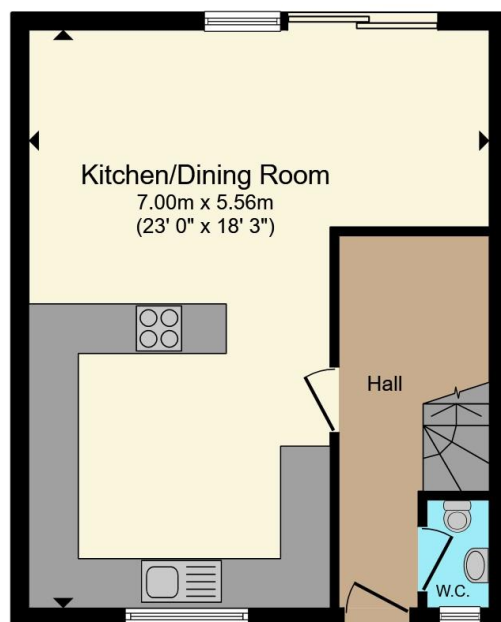
From the front the property has off-road parking for a car on a gravel driveway and to the rear there is a fenced garden consisting of low-level raised borders, AstroTurf garden area and a gravelled area idea for seating, beyond the rear gate there is ample parking



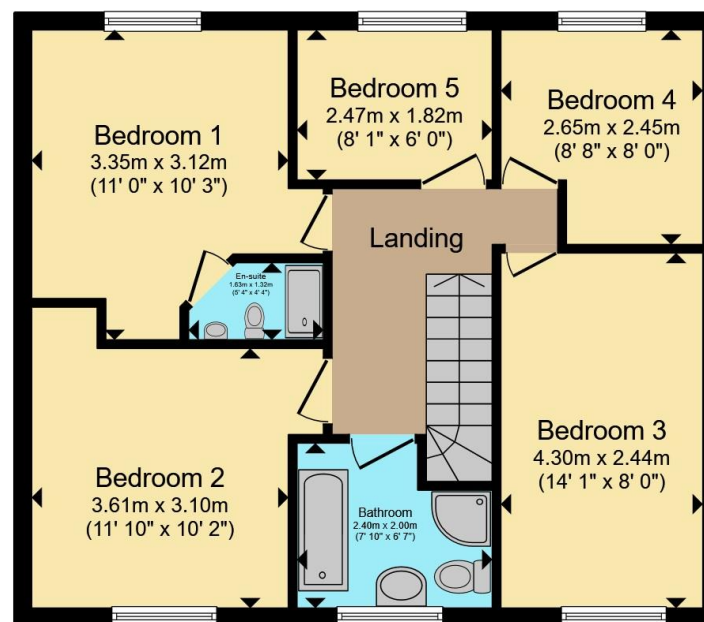








**Ground Floor**



**First Floor**

Total floor area 95.6 m<sup>2</sup> (1,029 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Ashley Adams on

**T 01332 865 568**  
**E [melbourneinfo@ashleyadams.co.uk](mailto:melbourneinfo@ashleyadams.co.uk)**

39 Market Place Melbourne  
 DERBY DE73 8DS

Property Ref: MEL205954 - 0008

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

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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