







3 Church Lane, Castle Donington, DE74 2LG

£950 PCM

Available to let, this characterful Georgian-era townhouse is ideally situated close to the centre of Castle Donington, enjoying attractive views of St Edward's Church from the front elevation.

The property benefits from gas central heating and double glazing, with accommodation arranged over three floors. The layout comprises a welcoming sitting room, kitchen, three generously sized double bedrooms and a family bathroom.

Externally, the property boasts an easily maintained rear garden, together with a useful outhouse.

Call on 01332 811 333 to view.

ACCOMMODATION

GROUND FLOOR

SITTING ROOM 12'0" x 11'6" (3.66 x 3.51)
With double glazed window to the front elevation, central heating radiator, central feature fireplace incorporating a wood burning stove. Laminate flooring.

KITCHEN 10'8" x 9'10" (3.25 x 3)
With a range of units at eye and base level providing work surface, storage and appliance space. Hob with extractor over and oven beneath, integrated fridge and freezer, plumbing for washing machine, sink unit, staircase rising to the first floor, double glazed window, door opening to the rear garden.

FIRST FLOOR

LANDING
With double glazed window to the rear elevation. Stairs rising to the second floor.

BEDROOM TWO 12'0" x 12'0" (3.66 x 3.66)
With double glazed window looking towards St Edwards church, central heating radiator.

BATHROOM
Comprising a suite in white of free standing claw foot bath with shower attachment, wash hand basin and w.c. Walk in cubicle housing the electric shower. Opaque double glazed window to the rear elevation, airing cupboard housing the combination central heating boiler.

SECOND FLOOR

BEDROOM ONE 12'0" x 12'0" (3.66 x 3.66)
With double glazed windows looking towards St Edwards church. Central heating radiator. Access to the roof space.

BEDROOM THREE 10'8" x 10'0" (3.25 x 3.05)
With double glazed window to the rear elevation, with distant views over part of Castle Donington. Central heating radiator.

OUTSIDE
Low maintenance garden to the rear.

Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 255 SQ.FT.
(23.7 SQ.M.)

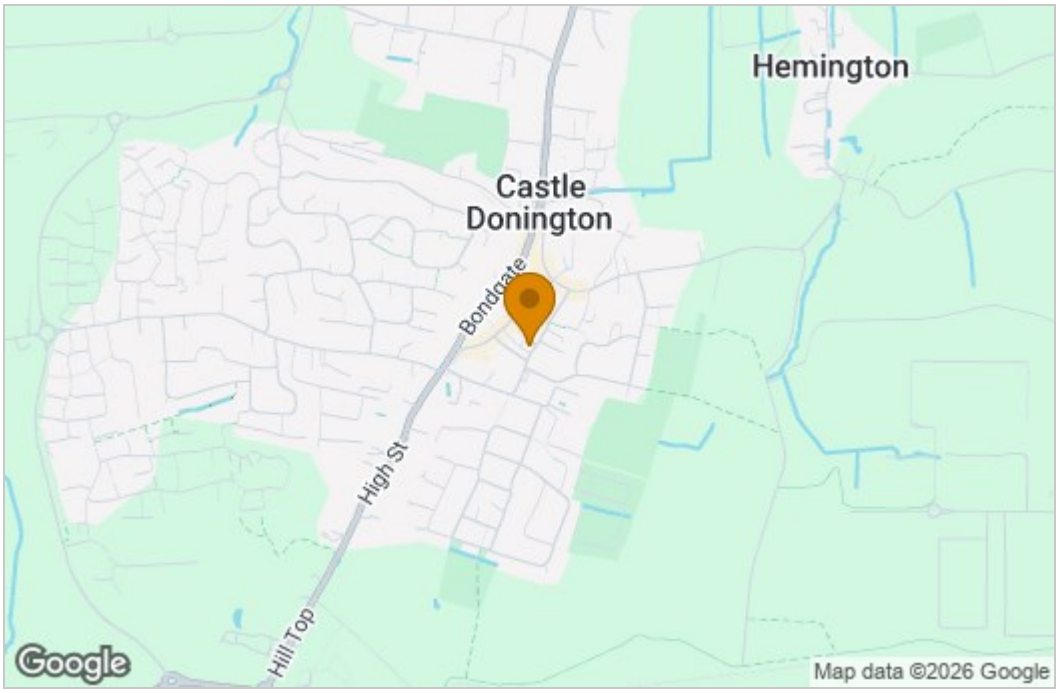
1ST FLOOR
APPROX. FLOOR
AREA 251 SQ.FT.
(23.4 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 255 SQ.FT.
(23.7 SQ.M.)

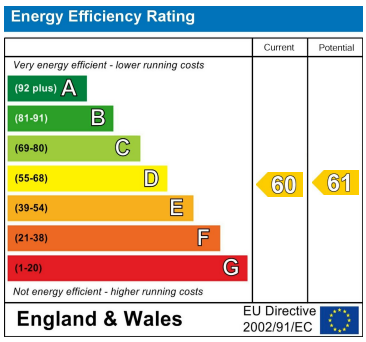
TOTAL APPROX. FLOOR AREA 762 SQ.FT. (70.8 SQ.M.)

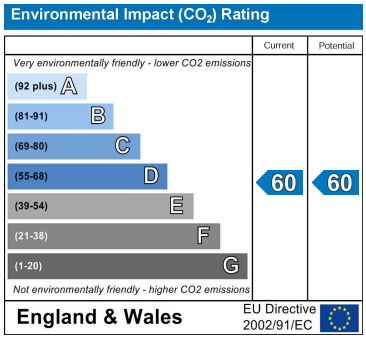
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Area Map



Energy Efficiency Graph





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