



19 High Street, Castle Donington, DE74 2PP

Guide Price £575,000

A beautifully presented period home, believed to date back to the early nineteenth century, offering in excess of 1,600 sq. ft. of accommodation. The property has been sympathetically refurbished by the current owners to a high standard, successfully combining original character features with modern finishes throughout.

The accommodation is arranged over two floors and includes three/four bedrooms, a family bathroom, two reception rooms, a dedicated office, a modern fitted kitchen, cloakroom, and separate utility area. The property retains a wealth of period detail including sash windows, original doors, Feature Derbyshire amonite limestone fireplace mantels, cornicing, dado & picture rails, and Minton tiled flooring, all contributing to its overall charm and character.

Externally, the property is set back from the road behind a hedgerow and brick boundary wall with gated access to the front. A shared driveway provides access to both the side and rear of the property, leading to a single detached garage and off-road parking for two vehicles. There is also existing planning permission for a double garage with accommodation above, offering further potential.

The rear garden is a particular feature, offering a generous and flexible outdoor space. A paved pathway leads from the kitchen onto a lawned garden with mature trees and planting. A sun terrace provides an ideal area for outdoor dining and entertaining, complemented by external lighting and power points. Additional benefits include a cycle store shed with power and lighting, as well as a secure rear gate providing access to the log store, garage, and parking area.

Property and Village

A beautifully presented period home, believed to date back to the early nineteenth century, this charming property effortlessly combines character features with high-quality contemporary refurbishment.

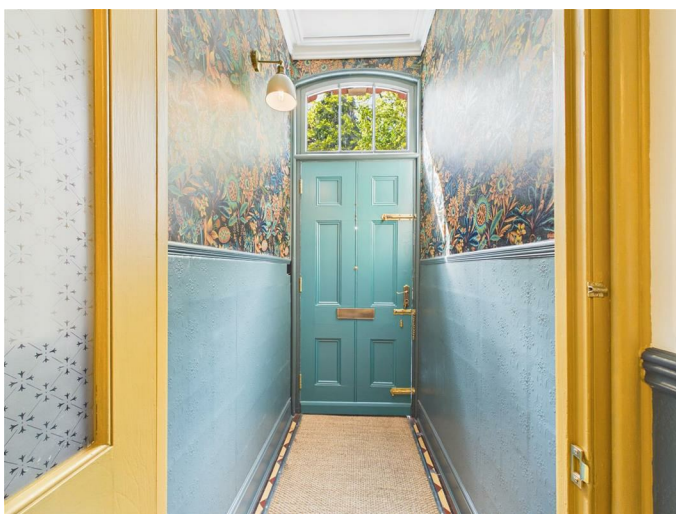
Sympathetically renovated by the current owners to an exceptional standard, the accommodation offers versatile living space including three/four bedrooms, a stylish family bathroom, two elegant reception rooms, a dedicated home office, and a modern fitted kitchen complemented by a utility area and cloakroom.

Externally, the generous gardens provide excellent flexibility for entertaining, family living, or further landscaping opportunities. The property also benefits from a garage, ample off-road parking, and existing planning permission for the construction of a double garage with accommodation above, offering excellent future potential.

Situated in the heart of the highly regarded village of Castle Donington, the property enjoys easy access to an excellent range of local amenities including shops, supermarket, post office, doctors' surgery, pharmacy, pubs, and restaurants.

Ideal for commuters, the property is conveniently located for East Midlands Airport, East Midlands Parkway railway station, and the national motorway network, with Nottingham, Derby, and Leicester all easily accessible, including via the 24-hour Skylink bus service.

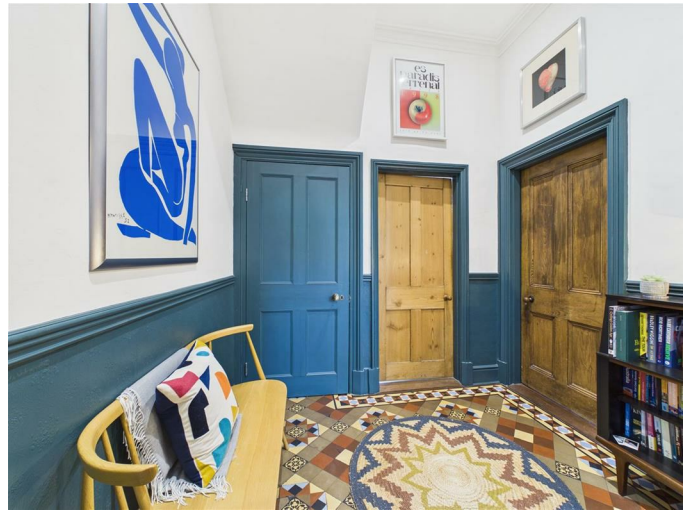
Vestibule



Accessed via a solid wood entrance door, the welcoming porch opens into the entrance hallway

featuring an attractive Minton tiled floor, setting the tone for the character and charm found throughout the property.

Entrance Hall



A spacious and characterful entrance hall leading from the vestibule, featuring an attractive Minton tiled floor and gas central heating radiator. Providing access to the principal ground floor accommodation, the hallway also benefits from an under-stairs storage cupboard and retains a wealth of original-style features including dado rails, decorative architraves, and elegant feature archways.

Lounge 15'2" x 13'8" (4.62 x 4.17)



With double glazed sash window to the front elevation fitted with wooden shutters, central heating radiator, and engineered oak flooring. Feature fireplace with stone surround and deep tiled hearth housing a log burner. Additional features include dado rails, picture rails, decorative architraves, cornicing, and ceiling rose.

Office 9'2" x 7'1" (2.79 x 2.16)



With timber effect uPVC framed double glazed window to the side elevation, a range of wall and base storage units, one housing the Ideal Atlantic gas central heating boiler. Complete with mezzanine storage floor.

Kitchen 15'3" x 13'1" (4.65 x 3.99)



A contemporary cottage-style kitchen fitted with a range of base and eye level storage units complemented by solid wood work surfaces. Features include a Rangemaster cooker with extractor hood over, inset double Belfast-style ceramic sink, integral Siemens dishwasher, integral fridge, breakfast bar area, and useful under-stairs pantry.

With underfloor heating, double glazed patio doors opening onto the garden, and twin timber-effect uPVC framed double glazed windows to the side elevation. Retaining original internal doors.

Dining Room 19'1" x 8'8" (5.82 x 2.64)



With twin timber-effect uPVC framed double glazed windows enjoying views over the garden and underfloor heating throughout. Access to a spacious cellar and boarded loft space via a fixed ladder.

Play Room/ Additional Bedroom 18'10" x 12'3" (5.74 x 3.73)



Laminate flooring and a Velux-style roof light providing natural light. uPVC timber-effect framed patio doors with matching side panels open directly onto the garden. The room has independent access and could be used as a self-contained space or fourth bedroom suite. Doors lead to the WC and utility area.

Guest Cloakroom



Fully tiled walls with a WC and wall-mounted corner wash hand basin. Timber-effect uPVC framed double glazed window to the side elevation and extractor fan.

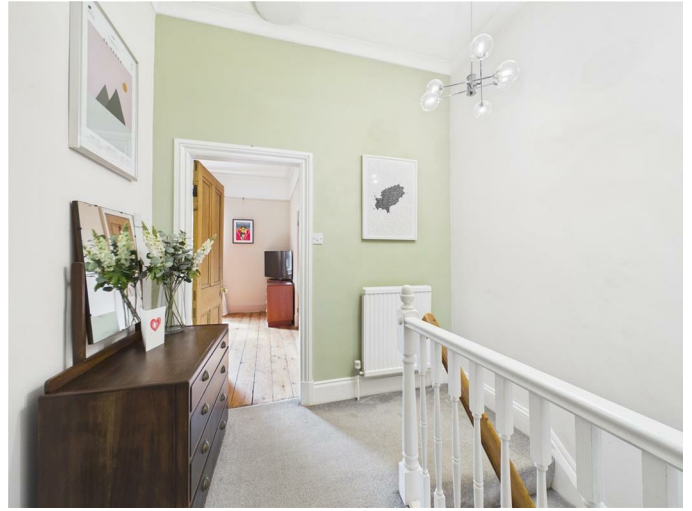
Utility Area 9'2" x 5'0" (2.79 x 1.52)



With plumbing for a washing machine and space for additional white goods. Fitted storage cupboards provide useful storage. Timber-effect uPVC framed double glazed window to the side elevation.

First Floor

Landing



With central heating radiator, access to the roof space.

Master Bedroom 15'1" x 13'8" (4.6 x 4.17)



With a double glazed sash window to the front elevation and a central heating radiator. Feature Derbyshire amonite limestone mantel fireplace with ornate cast iron inset. Restored floorboards, picture rails, original doors, and a storage cupboard currently used as a wardrobe.

Wardrobe 8'0" x 4'0" (2.44 x 1.22)

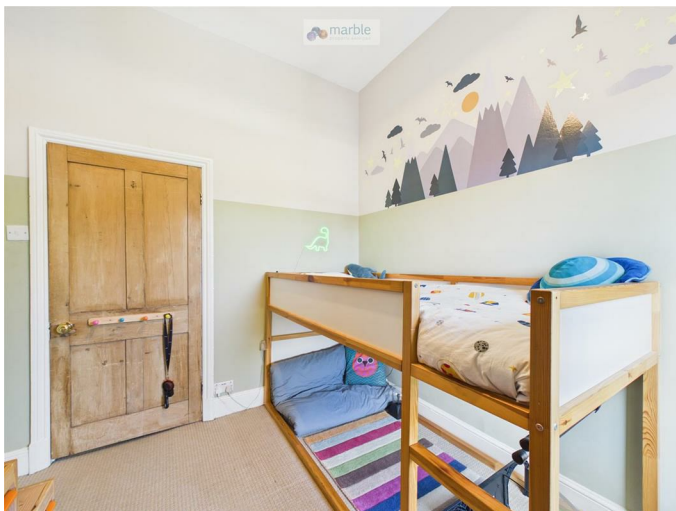
With power and light, offering hanging and draw space.

Bedroom 2 13'2" x 10'1" (4.01 x 3.07)



With a timber-effect uPVC framed double glazed window to the rear elevation and a central heating radiator. Feature Derbyshire amonite limestone mantel fireplace with ornate cast iron inset and fossil limestone surround, matching the fireplace in the master bedroom.

Bedroom 3 8'8" x 8'2" (2.64 x 2.49)



With timber effect uPVC framed double glazed window to the rear elevation. Central heating radiator.

Family Bathroom



Fitted with a full suite comprising a raised bath with central mounted fittings and shower attachment, finished with Porcelanosa tiles. Separate fully tiled shower cubicle housing a mains-fed rainfall shower head. WC and pedestal wash hand basin. Chrome heated towel rail and wall-mounted inset storage cupboard. Extractor fan. Timber-effect uPVC framed double glazed opaque window to the side elevation.

Front Of Property



The property is set back from the road behind a hedgerow and brick wall boundary, with gated access leading to the front entrance. A shared driveway runs alongside the property, providing access to both the side and rear garden. The driveway continues to the garage and offers off-road parking.

Outside Rear



Leading from the kitchen patio doors is a paved pathway opening onto a lawned area with mature trees, plants, and shrubs. A sun terrace provides space for outdoor seating and a barbecue area, making it suitable for entertaining. The garden benefits from external lighting and power points.

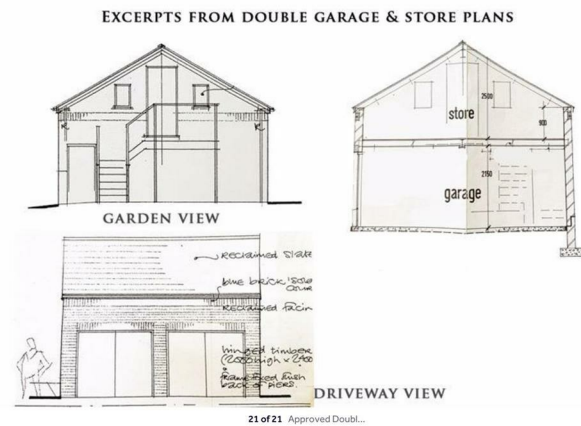
There is a cycle store shed with solar lighting, providing useful additional storage. At the end of the garden, a secure gate leads to the off-road parking, and garage access. To the side of the property there is access to the bike store.

Parking



Single detached garage with driveway providing off-road parking for up to two cars to the rear of the property.

Planning Permission



Planning permission has been granted for the erection of a double garage with residential space above and the removal of existing garage.

NB

Please note that this property is semi detached, the width of the subject property being defined by the privet hedge boundary in our image.

Disclaimer & Anti-Money Laundering (AML) Notice

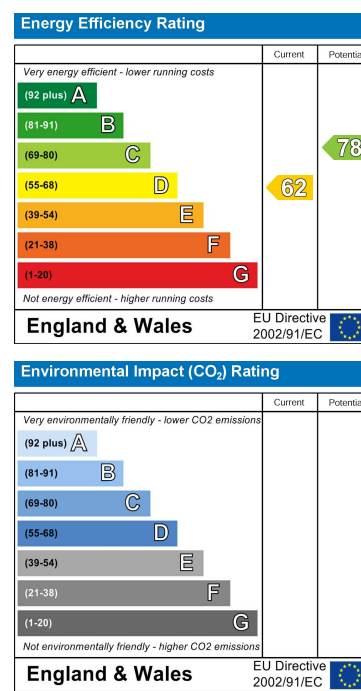
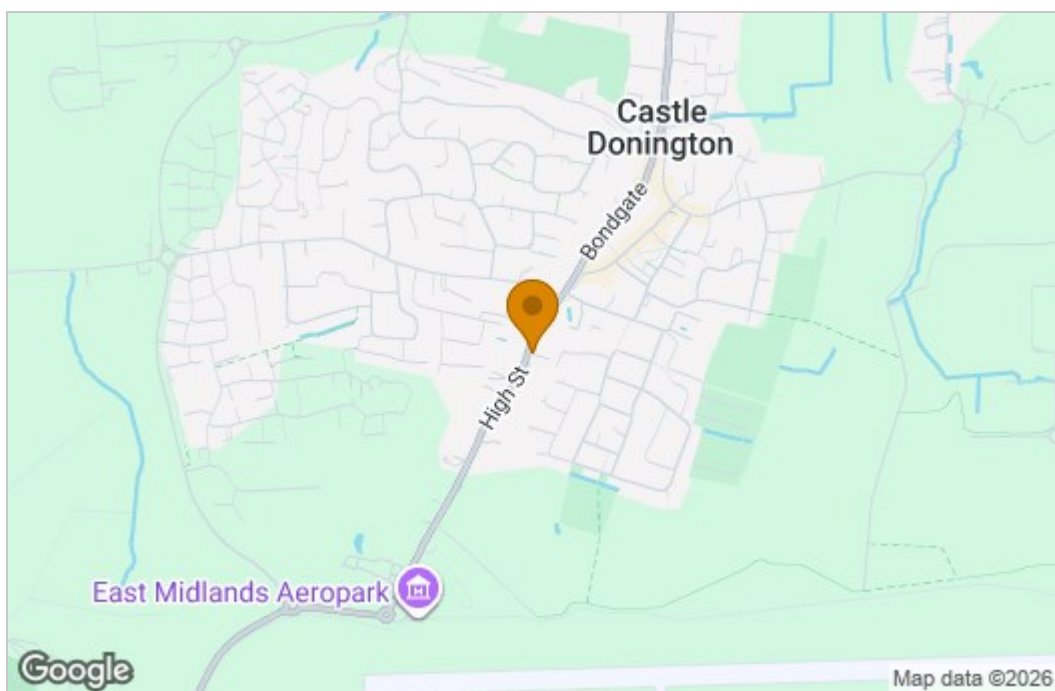
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In accordance with current Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification and proof of address at a later stage of the transaction. Electronic identity verification and source of funds checks may also be carried out once an offer has been accepted.

Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.