





TASTEFULLY RE-MODERNISED, OFFERING THE PERFECT BALANCE OF PERIOD CHARM AND CONTEMPORARY LIVING

This stunning detached period home occupies a prime position in the heart of Castle Donington and benefits from off-road parking together with a 12.8 meter long tandem garage.

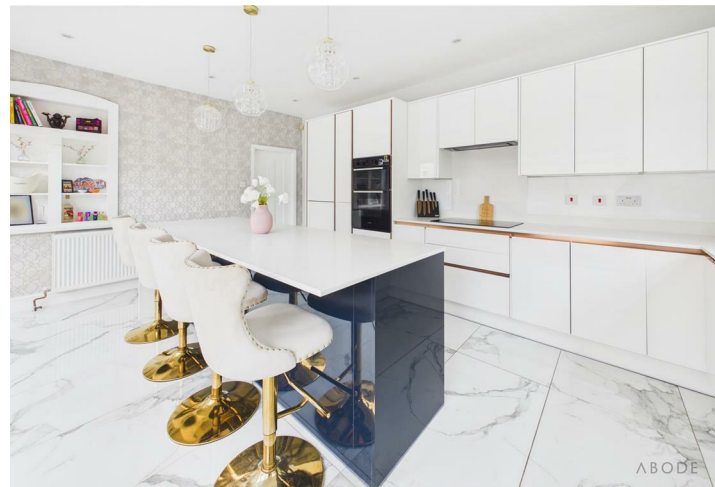
Beautifully presented throughout, the accommodation briefly comprises an inviting entrance hallway, lounge, sitting room and dining room, each featuring attractive fireplaces. The heart of the home is the high-specification fitted kitchen, complete with integrated appliances and impressive bi-fold doors opening onto the rear garden, creating a seamless connection between indoor and outdoor living. A useful utility room with WC provides additional practicality, along with internal access to the garage and a spacious cellar offering excellent storage.

To the first floor are three double bedrooms, en-suite shower room and a family bathroom.

Outside, the property enjoys a mature and well-established rear garden, providing a private and attractive setting for relaxation and entertaining.

Viewing is highly recommended to fully appreciate the quality, character and space this exceptional family home has to offer.

Castle Donington is a highly sought-after market town offering an excellent range of local amenities, including independent shops, cafés, restaurants, pubs and highly regarded schools. Ideally positioned for commuters, the village enjoys convenient access to the M1, A50 and A42, as well as East Midlands Airport and East Midlands Parkway railway station, providing excellent transport links across the region. Combining historic charm with modern convenience, Castle Donington offers a vibrant community atmosphere and a desirable lifestyle for families and professionals alike.



## ENTRANCE HALL

Entrance door into the hallway with stairs to the first floor, original Minton tiled floor. radiator, double glazed picture window onto the garden and a door down to the cellar.

## LOUNGE

Feature open fireplace, radiator, picture rail and coving and a double glazed sash window to the front with half fitted shutters.

## SITTING ROOM

Feature open fireplace, wood effect flooring, picture rail and coving, radiator and double glazed sash window to the front with half fitted shutters.

## DINING ROOM

Feature fireplace, half wood panelled walls and coffered ceiling, radiator, wood effect flooring, double glazed window onto the garden and a door to the kitchen.

## KITCHEN

High specification kitchen offering fitted wall mounted, base and drawer units with Quartz work surfaces and a matching island with breakfast bar. Fitted electric double oven with hob and extractor fan, integrated fridge freezer and dishwasher. Sink unit, tiled floor, double glazed window, spot lights and bifold doors onto the garden.

## UTILITY ROOM/WC

Fitted units, Belfast style sink, plumbing and space for a washing machine, low flush wc, radiator, wood effect flooring, double glazed window and a door into the garage.



## FIRST FLOOR LANDING

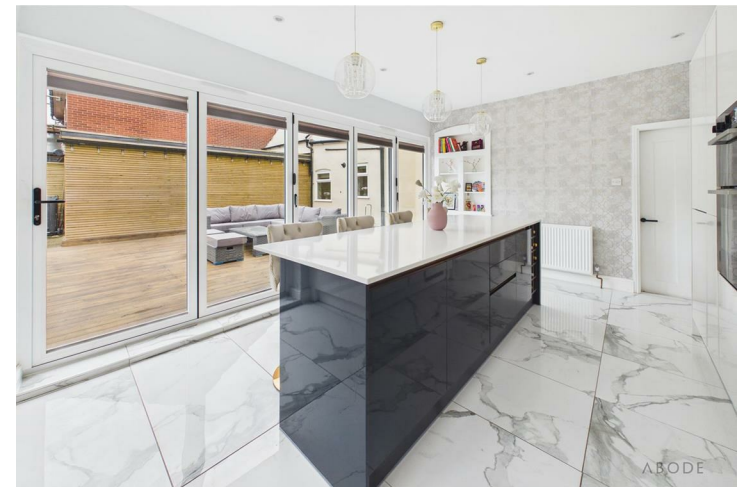
Double glazed sash window to the front with half fitted shutter and a radiator.

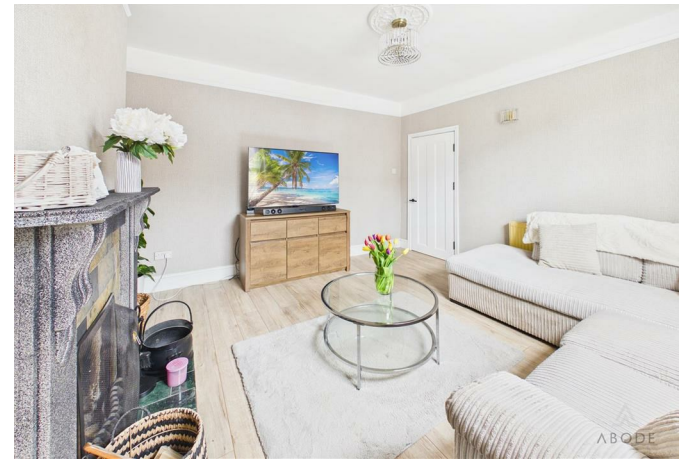
## BEDROOM I

Walk in wardrobe, radiator and double glazed sash window to the front with half fitted shutters.

## EN SUITE

Shower, low flush wc and vanity sink unit with wash hand basin and storage under.







### **BEDROOM 2**

Built in wardrobes, radiator and double glazed sash window to the front with half fitted shutters.

### **BEDROOM 3**

Fitted wardrobes, feature panelled wall, double glazed window and a radiator.

### **BATHROOM**

Panel enclosed bath with a shower and screen, low flush wc, wash hand basin, radiator with fitted towel rail, storage cupboard and airing cupboard and a double glazed window.



### **GARAGE**

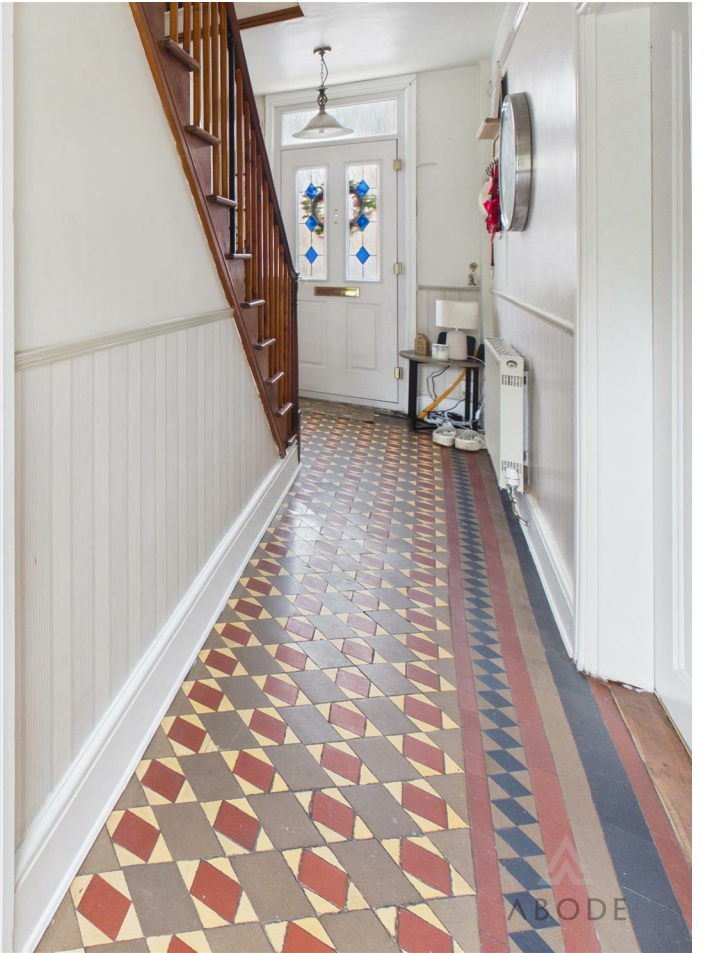
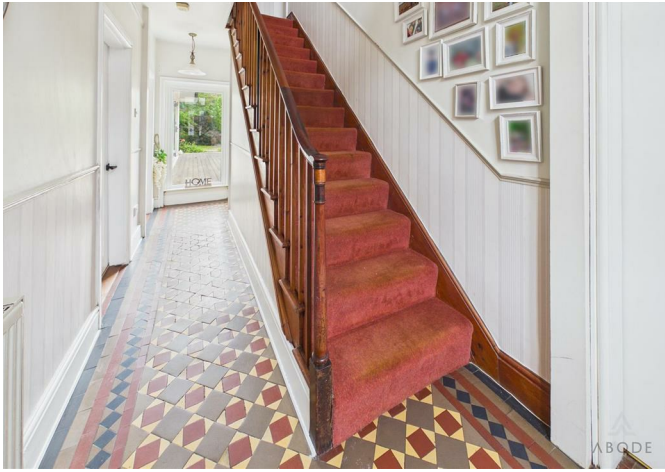
Power and lights, personal door into the utility room. Double doors to the rear leading into the garden.

### **OUTSIDE**

Attractive fore garden and a drive in front of the garage with electric door.

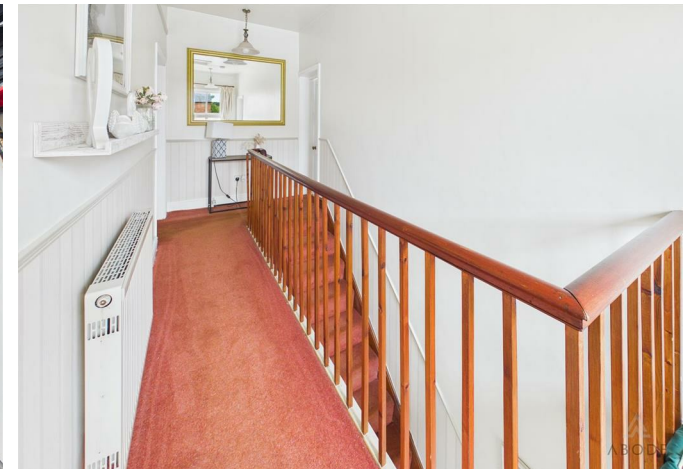
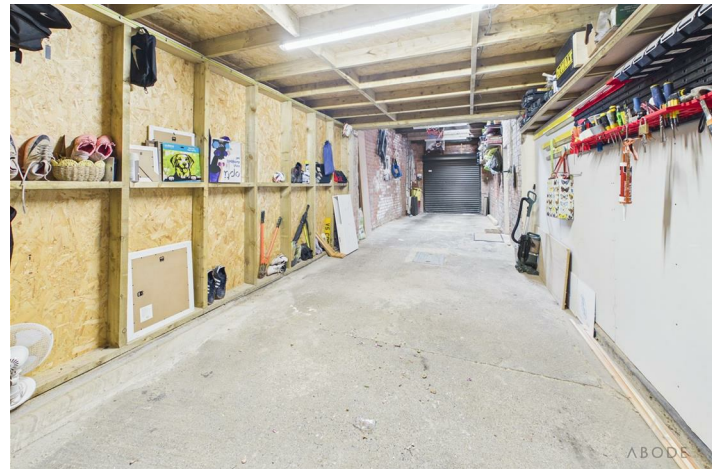
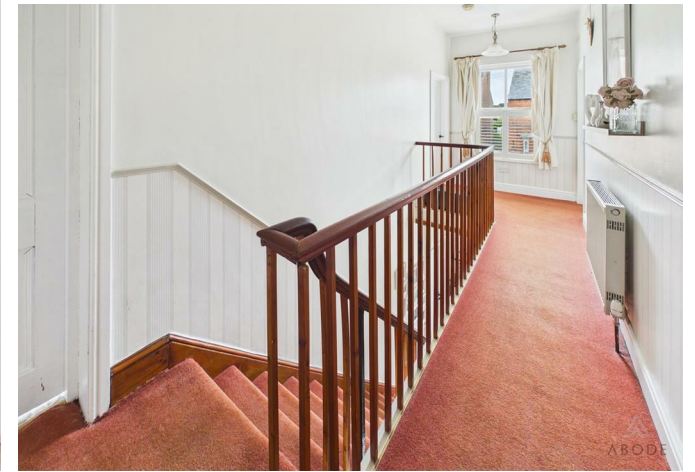
Mature and established rear garden with lawn, trees and shrubs, paved and decked seating areas.















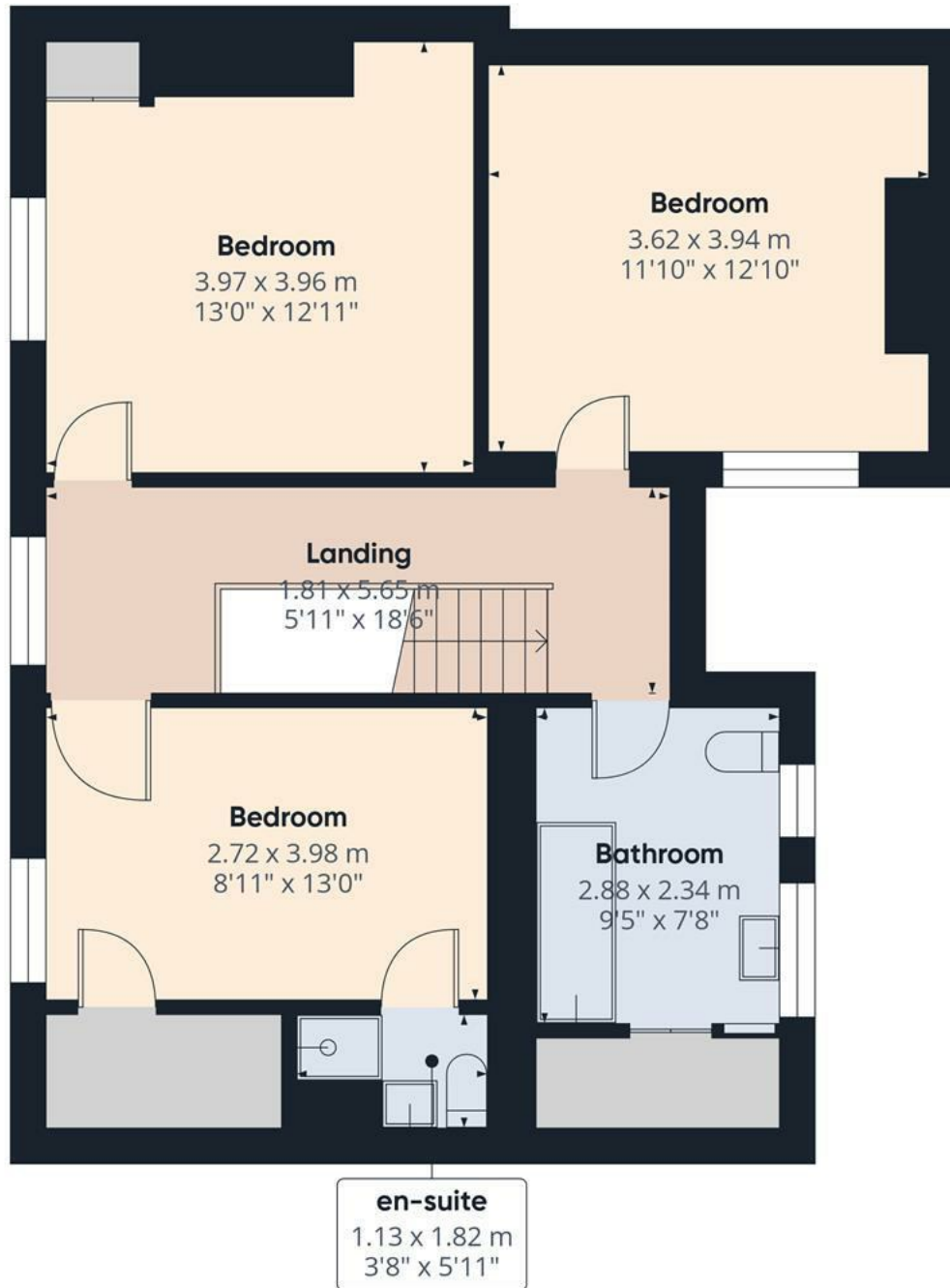
**Approximate total area<sup>(1)</sup>**  
125.9 m<sup>2</sup>  
1356 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



Floor 1

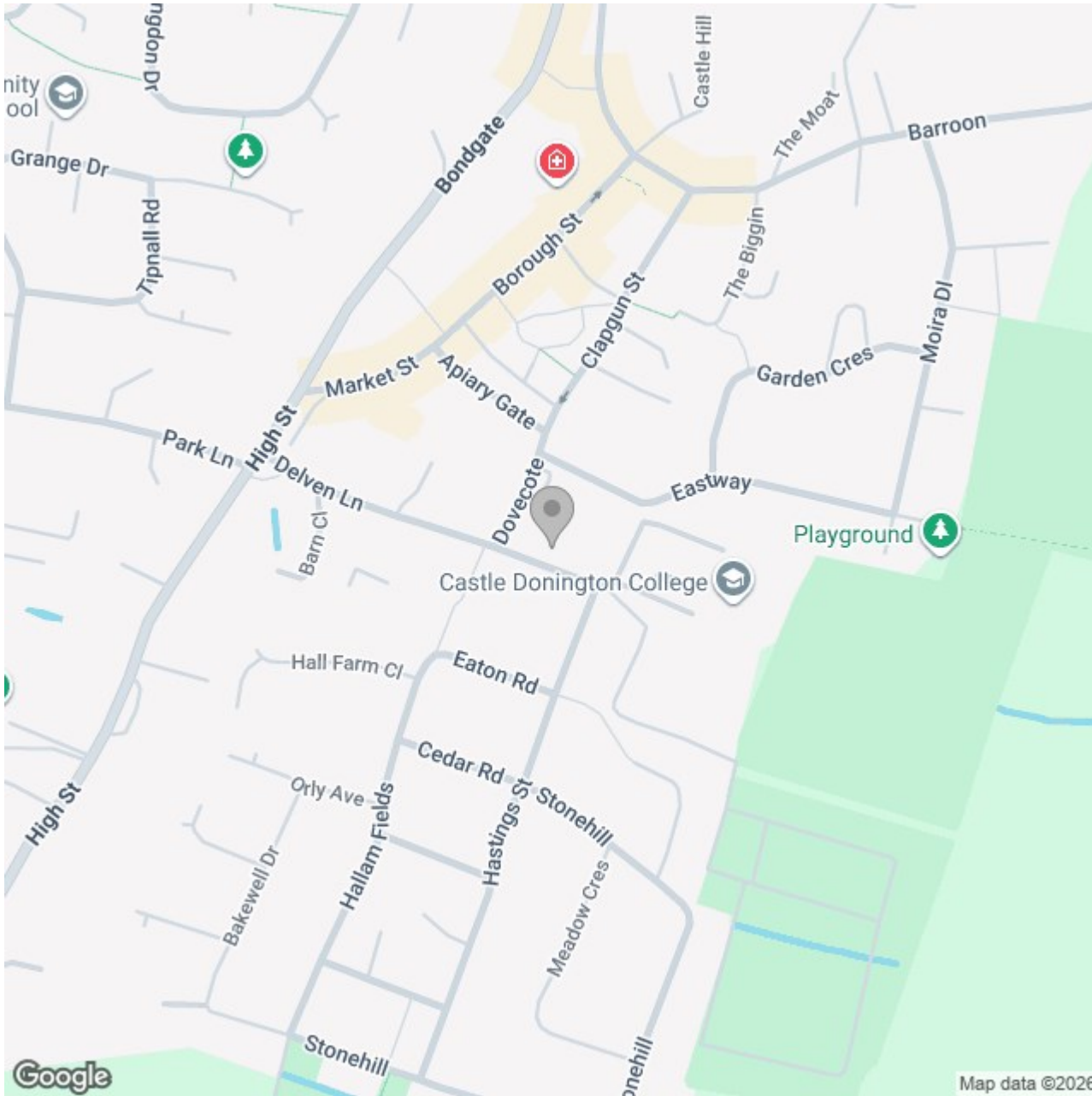
**Approximate total area<sup>(1)</sup>**

59.8 m<sup>2</sup>  
643 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	