

Bondgate

Castle Donington, Leicestershire, DE74 2NS

John German





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Offers In Region Of £310,000

A beautifully presented three-double-bedroom period home, blending timeless character with contemporary styling. Offering versatile four-storey accommodation, a stylish modern kitchen and a stunning tiered rear garden, this individual property has plenty to impress.

This attractive four-storey period terraced property offers spacious and versatile accommodation, combining an abundance of original character with tasteful contemporary styling. Beautifully decorated throughout, the property features high ceilings, attractive period details and feature fireplaces, complemented by carefully chosen modern finishes.

The ground floor is accessed via an entrance hallway with stairs rising to the upper floors. The spacious living room is positioned to the front and features a large bay window incorporating a window seat, alongside a feature fireplace and high ceiling, creating an elegant and welcoming reception space.

To the rear, the recently installed contemporary kitchen provides a stylish and practical space, with a feature fireplace adding an individual focal point. This leads through to a separate dining area and a useful ground-floor WC. A rear door opens onto the garden, while stairs from the kitchen descend to the lower-ground floor.

The lower-ground floor has been recently converted from the former garage into a versatile space, finished in an industrial style with exposed brickwork. Currently used for storage and utility purposes, it incorporates a sink and space for a washing machine and tumble dryer. There is also access to a side passage connecting the front and rear of the property.

On the first floor, the generous master bedroom occupies the front of the property and benefits from two windows, built-in wardrobes and an additional storage cupboard. A further large double bedroom overlooks the rear. The family bathroom is well appointed with a separate bath, walk-in shower, wash basin and WC.

The second floor provides a spacious attic bedroom with a Velux window, with an archway leading into an additional area currently arranged to accommodate a combination of bedroom, playroom and study space. This flexible layout offers plenty of scope to suit a variety of needs.

Outside, the tiered rear garden is a particular highlight, offering several attractive areas for relaxing and entertaining. Immediately beyond the rear door is a seating area, with access towards the side gate. Attractive gated steps lead up to a larger decked area, ideal for outdoor dining, followed by a lawned section and a further seating area at the top of the garden. The combination of patio, decking, lawn and multiple seating areas creates a wonderful outdoor space for those who enjoy entertaining or simply relaxing in the garden.

To the front, a driveway provides off-road parking for a small to medium-sized vehicle.

Situated on Bondgate in the popular village of Castle Donington, the property is conveniently located for the village centre, with its range of shops, cafés, pubs and everyday amenities. Local schooling includes Orchard Community Primary School, St Edward's Church of England Primary School and Castle Donington College. Road links via the A50, A42 and M1 provide access to Derby, Nottingham and Leicester, while East Midlands Airport and East Midlands Parkway railway station are accessible by car.

This property is situated within the desirable Castle Donington Conservation Area, helping to preserve the character and charm of this historic setting.

The side passage also provides access to the neighbouring garden via a right of way.

To view this property, please contact John German Loughborough office.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices. Where covenants are listed on the Land Registry Title, the buyer(s) is liable for their own investigations, via an appropriate legal professional.

The property is to be used for residential purposes only.

AI enhancements may have been used in some photography.

Property construction: Standard

Parking: Driveway for 1 car

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: ADSL copper wire - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/28102026

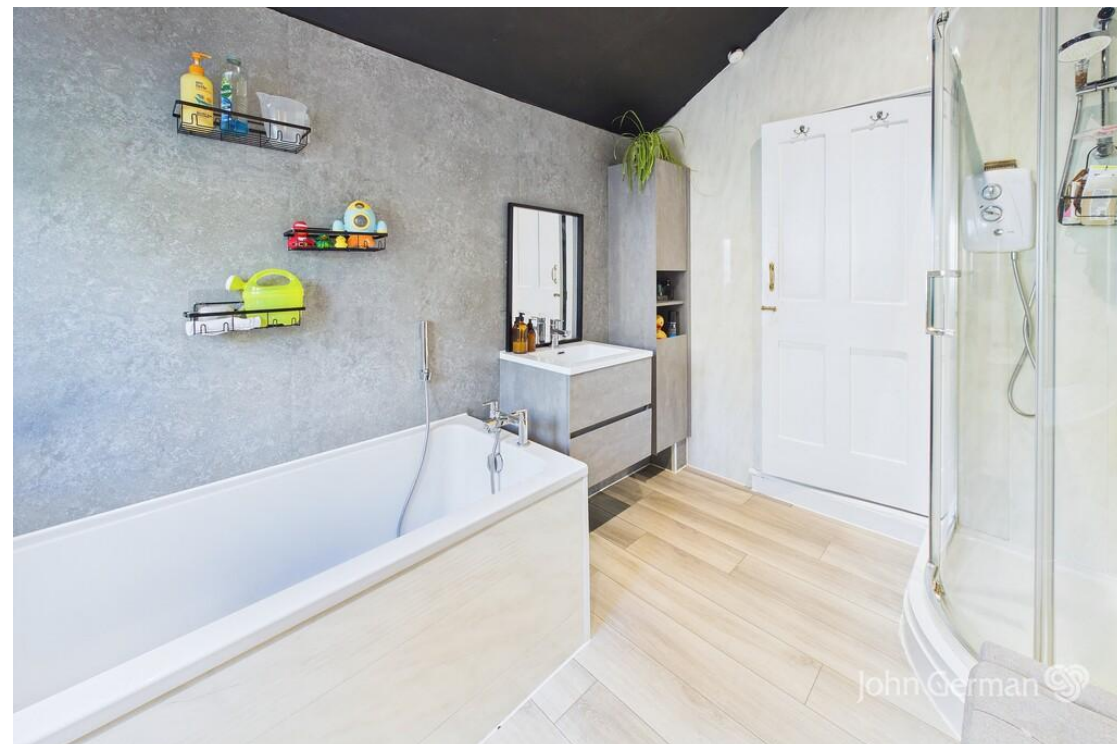
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John German









Floor -1



Ground Floor

Approximate total area⁽¹⁾

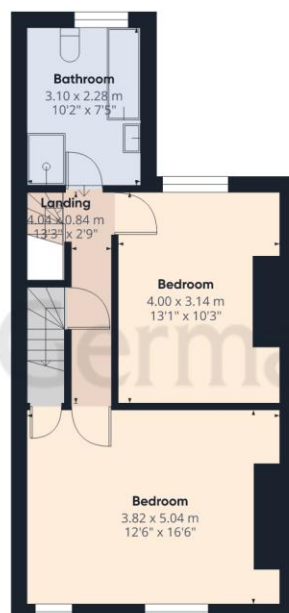
130.7 m²

1408 ft²

Reduced headroom

0.7 m²

7 ft²



Floor 1



Floor 2

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360





Agents' Notes

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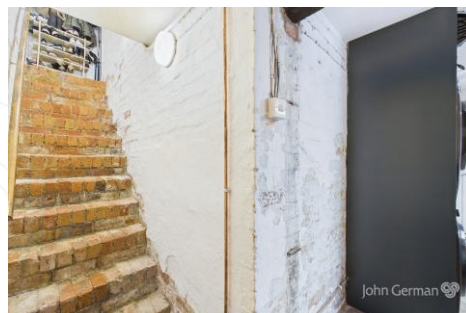
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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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