







57 Welsted Rd, Caste Donington, DE74 2SN

£2,000 Per Month

Available to move in from December - this well-presented 4-bedroom detached property located on Welsted Road. Offering spacious and practical accommodation throughout, this home is ideal for modern family living.

The ground floor comprises a bright living room with double doors leading out to the garden, a separate office space, and a downstairs WC. The kitchen/diner features a central island along with integrated appliances including a fitted fridge freezer, dishwasher, and wine cooler. Double doors provide access to the rear garden, and there is also a separate utility room with space for a washing machine and tumble dryer.

Upstairs, the master bedroom benefits from fitted wardrobes and an en-suite shower room. The second and third bedrooms are both good-sized doubles, while the fourth bedroom also includes fitted wardrobes and still offers space for a double bed. A modern family bathroom completes the first floor.

Outside, the property benefits from an enclosed rear garden along with driveway parking and a garage.
Complete with an eco-heating system and a Valiant air source heat pump.

Entrance Hall

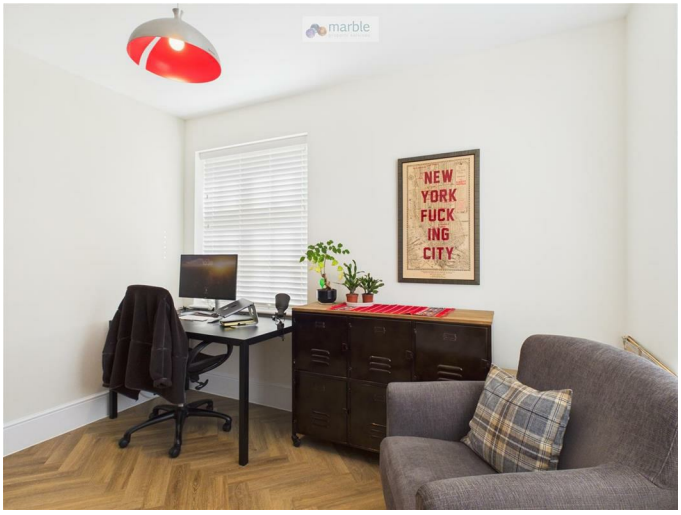
Accessed via a composite front door, the entrance hall features herringbone Amtico flooring with underfloor heating and provides access to the main ground floor accommodation and stairs rising to the first floor.

Living Room



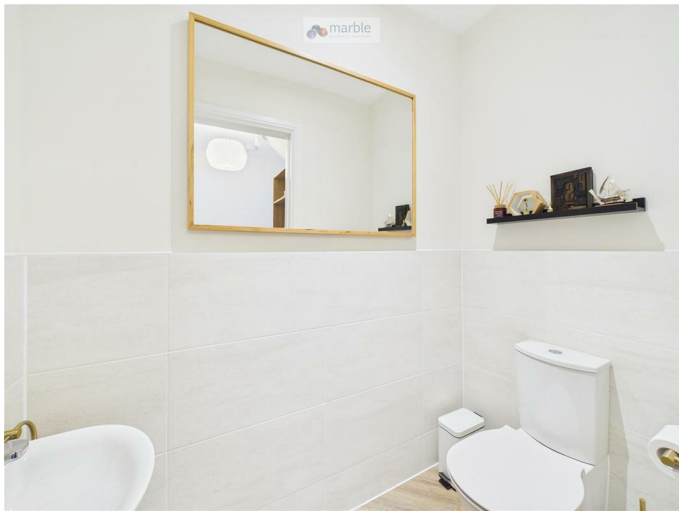
Carpeted living room with underfloor heating, front elevation window fitted with Venetian blinds, and double doors leading out to the rear garden.

Office/Snug



Versatile office/snug with herringbone Amtico flooring, underfloor heating, and front and side elevation windows fitted with Venetian blinds.

WC



Fitted with herringbone Amtico flooring and underfloor heating, comprising a low level WC, pedestal wash hand basin, and half tiled walls.

Kitchen/Diner



Fitted with a range of modern wall and base units with quartz effect work surfaces and matching quartz splashback. Feature island with seating area, inset charging point, slimline wine cooler, and pendant lighting over. Integrated appliances include a dishwasher, fridge freezer, grill, and high-level oven, along with a Siemens induction hob and extractor hood over. Inset ceramic sink with chrome mixer tap.

The room also benefits from two side elevation windows fitted with Venetian blinds, double doors leading to the rear garden, and herringbone Amtico flooring with underfloor heating throughout.

Utility

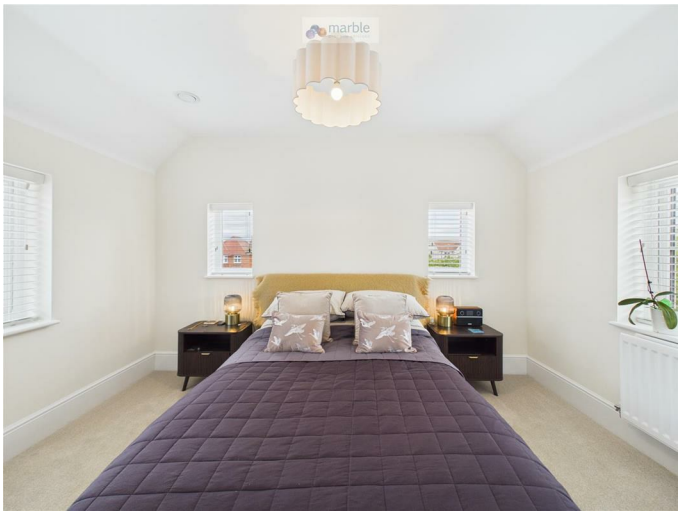
Continuing herringbone Amtico flooring with underfloor heating, fitted with work surfaces and

space for a washing machine and tumble dryer, along with additional storage and useful working space.

First Floor Landing

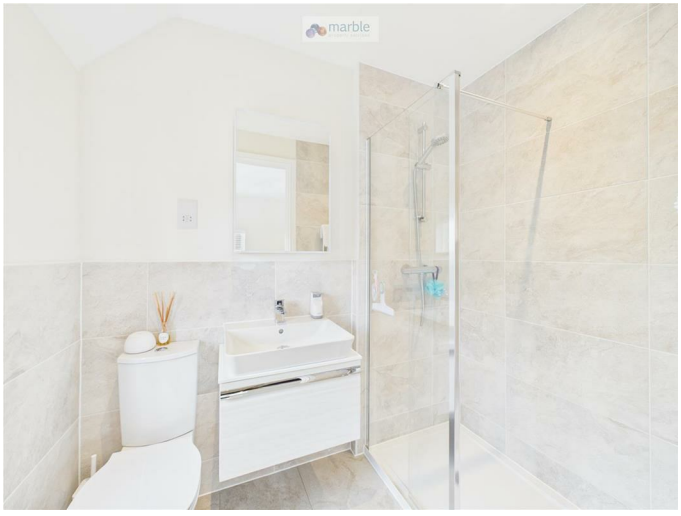
Carpeted flooring with access to all bedrooms and the family bathroom, along with a useful storage cupboard.

Master Bedroom



Spacious master bedroom with carpeted flooring, fitted wardrobes, and rear and side elevation windows fitted with Venetian blinds. Includes a radiator and access to the en-suite shower room.

En-Suite



Comprising a fully tiled shower enclosure, WC, and vanity wash hand basin. Finished with a heated towel rail, wall-hung illuminated mirror, and a side elevation frosted window.

Bedroom 2



Spacious room with carpeted flooring and fitted wardrobes for storage. Rear and side elevation windows, both fitted with Venetian blinds. The room also includes a radiator.

Bedroom 3



Double bedroom with carpeted flooring and front elevation window, fitted with Venetian blinds. The room also includes a radiator.

Bedroom 4



Double bedroom with carpeted flooring and a rear-facing window fitted with Venetian blinds. The room includes a radiator for heating and currently benefits from fitted wardrobes, making it ideal for use as a dressing room.

Family Bathroom



Finished to a modern standard this family bathroom comprises a panelled bath with shower over, WC and wash hand basin with fitted storage. The room is complemented by tiled walls and flooring. Additional features include a heated towel rail, light-up and heated wall-hung mirror and a frosted front elevation window.

Rear Garden



Accessed via double doors from the lounge or kitchen/diner and features a paved patio area, ideal for outdoor seating and entertaining. Beyond the patio is a generous grassed lawn, offering ample space for family use. The garden also benefits from a side gate providing access to the driveway and garage.

Driveway & Garage



Located to the side of the property and provides a tandem driveway with off-road parking for at least two vehicles. The detached garage benefits from an up and over door, along with power and lighting, making it ideal for storage or workshop use.

PARKING
Parking is available on driveway & in garage.
EPC – B
Council Tax Band – E

Application Process
• View & Apply: View the property and submit an

application.
• Reservation & Checks: Pay any holding deposit requested and complete the required referencing checks. A guarantor may be required in some circumstances.
• Sign & Move In: Sign the tenancy agreement and pay the required amounts before moving in.

PAYMENTS
First month's rent: £2,000.00
Security deposit: £2,307.69 (5 weeks rent)
Less holding deposit already paid: £461.53
Total remaining payable before move-in: £3,846.16

If you have any questions, please contact Marble Property Services.

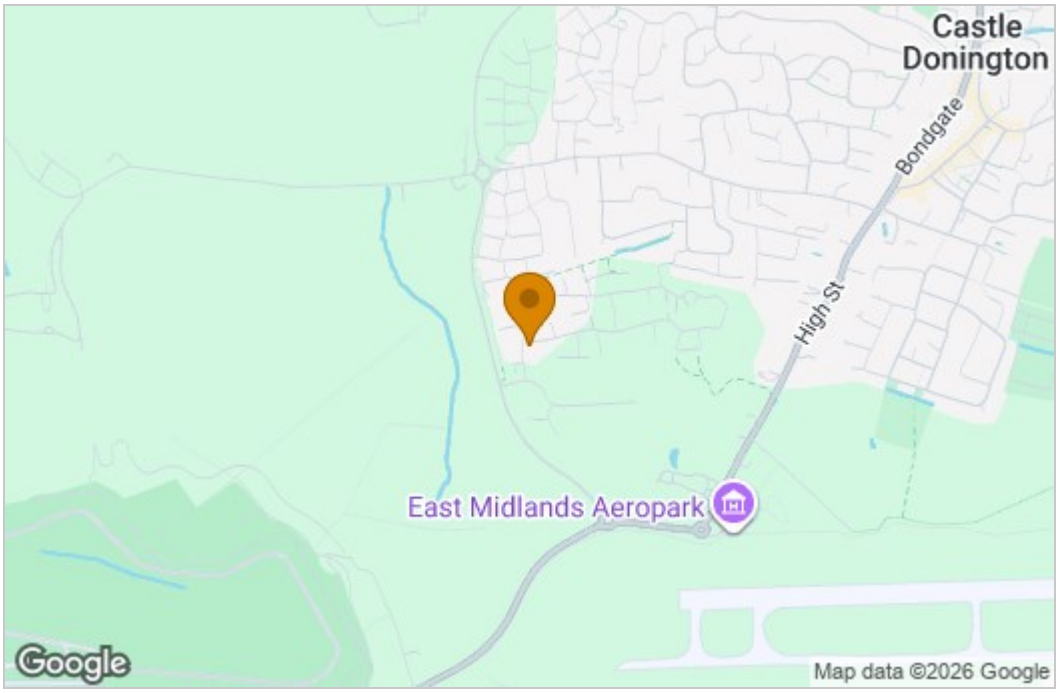
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS – prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
(2) These particulars do not constitute part or all of an offer or contract.
(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
(5) You should make your own enquiries regarding the property in respect of things such as furnishings to be included/excluded and what facilities are/are not available.
(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

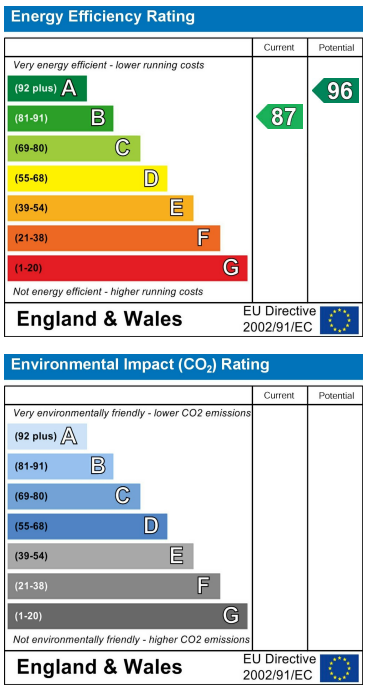
Floor Plan



Area Map



Energy Efficiency Graph



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Marble Property Services Ltd
T: 01332 811 333
E: ask@marbleproperty.co.uk

23-33 Borough Street Castle Donington Derby DE7 2LA
F: 01332 850070

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