ABODE
SALES & LETTINGS

Borough Street, Castle Donington, Derbyshire, DE74 2LA

£425,000



https://www.abodemidlands.co.uk/







An elegant three-storey Georgian home dating back to 1825, offered to the market with no upward chain. This characterful property retains its period charm while offering spacious, versatile accommodation and exciting potential.

The sitting room has historically served as premises for a tailor, butcher and veterinary practice, adding to the property's rich heritage and suggesting scope for those looking to combine home and business life, subject to any necessary consents.

To the rear stands a substantial two-storey coach house, offering considerable potential for a variety of uses. With imagination, this could provide additional living accommodation, an annexe for a dependent relative or space for a business, subject to the relevant planning permissions, building regulations and approvals.

The accommodation comprises an entrance hall, lounge, family room and dining area, fitted kitchen and a ground floor shower room. On the first floor are three bedrooms, and a family bathroom. A roof terrace, accessed from the landing, overlooks the courtyard garden. The second floor provides two further generous bedrooms and two additional rooms with potential for conversion into rooms or en suites, subject to the necessary approvals.

Outside, the private, enclosed courtyard garden has been lovingly nurtured over many years. An abundance of mature flowers, plants, trees and shrubs creates a peaceful setting in which to relax. A covered carport sits alongside the courtyard, with access from Borough Street.

With village life on the doorstep, this distinctive home combines historic character, flexible living space and considerable scope for the future.

ABODE
SALES & LETTINGS

HALL
Entrance door into the hallway with feature staircase to the first floor, radiator and doors to -

LOUNGE
Secondary glazed sash window to the front elevation, feature fireplace and a radiator.

FAMILY ROOM & DINING AREA
Feature fireplace open through to a dining area with double glazed patio doors onto the garden, radiator and sliding door into the kitchen.

KITCHEN
Fitted wall mounted, base and drawer unit with work surfaces and a stainless steel sink and drain unit. Cooker space and further appliance space and a double glazed window to the rear garden.

SHOWER ROOM
Enclosed corner shower, vanity sink unit with wash and basin and storage cupboard under, low flush WC under a chrome ladder style radiator.

FIRST FLOOR LANDING
Window to the front elevation and doors to -

BEDROOM I
Sash window to the front elevation and a radiator.

BEDROOM 2
Fitted cupboards and wardrobes, radiator and a sash window to the rear elevation.

BEDROOM 3
Sash window to the front elevation and a radiator.



REAR LANDING
Stairs to the second floor and a door to the bathroom and balcony.

BATHROOM
Panel enclosed bath with a shower over low flush WC, vanity sink unit with wash hand basin and storage cupboard under, radiator with heated towel rail, storage cupboard with radiator, window and central heating boiler. Original linen storage cupboard, plumbing and space for a washing machine.





















BALCONY
With wrought iron fencing and seating space.

SECOND FLOOR LANDING
Storage cupboard, doors to -

BEDROOM 4
Two sash windows to the front elevation and two radiators.

BEDROOM 5
Sash window to the front elevation and radiator.

EAVES ROOM I
Eaves storage room with skylight window.

EAVES ROOM 2
Eaves storage room with skylight window.

TANDEM GARAGE/CARPORT
Tandem carport with doors onto the street and wrought iron gates onto the garden.

OUTSIDE
Rear garden with paved seating area and raised beds two story Coach house offering plenty of potential subject to the necessary planning permissions.

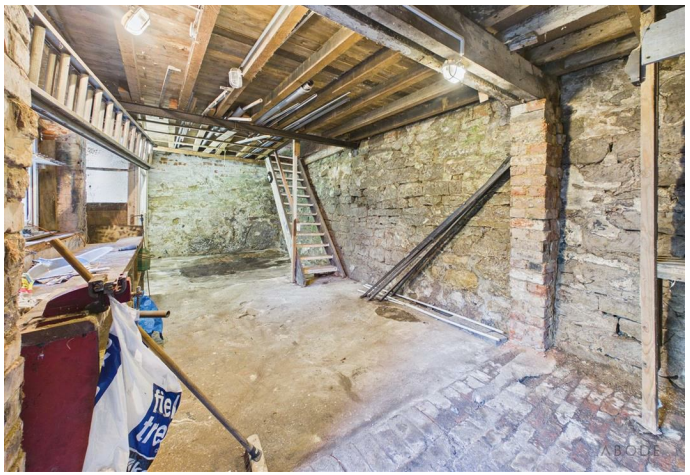



















16





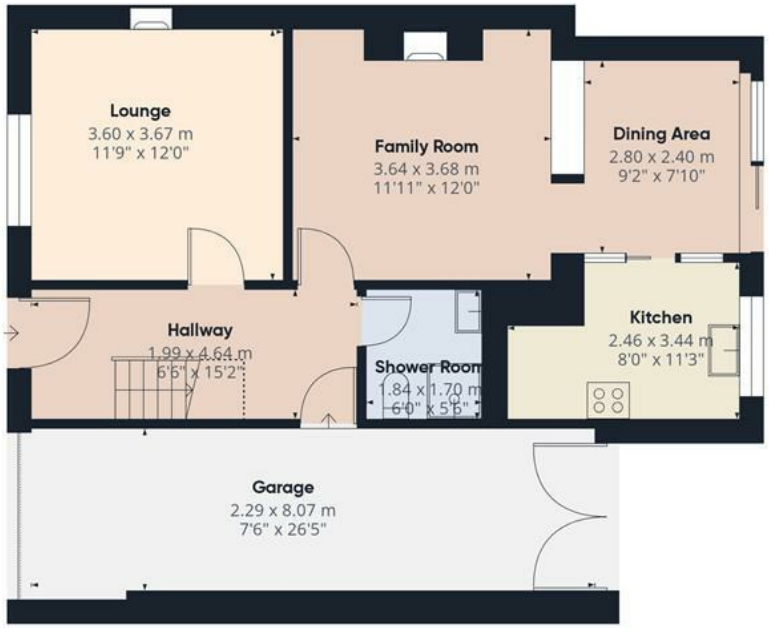

ABODE







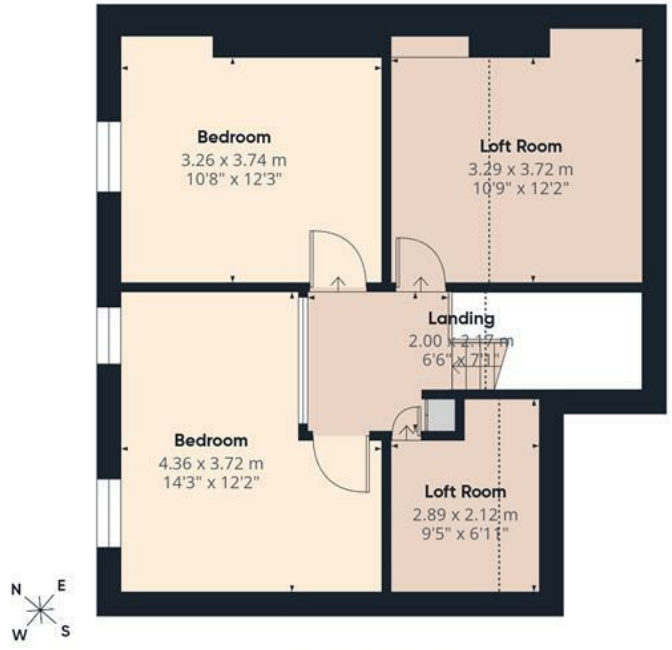

ARODE



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1

ABODE

Approximate total area(1)

176.2 m²

1895 ft²

Reduced headroom

11.3 m²

121 ft²

(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



Floor 0 Building 2



Floor 1 Building 2



ABODE

Approximate total area(1)

57 m²

614 ft²

Reduced headroom

1.4 m²

15 ft²

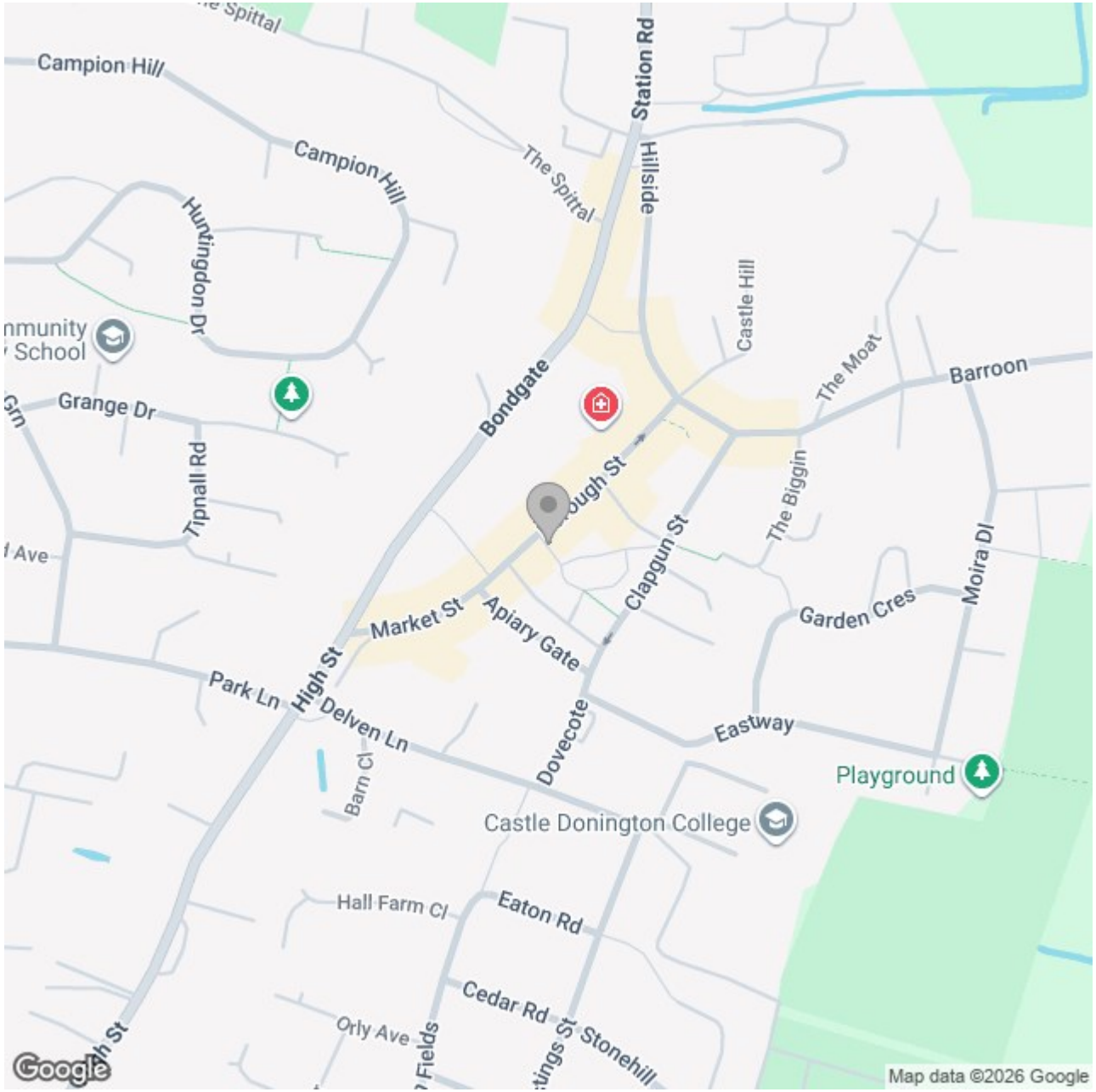
(1) Excluding balconies and terraces

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.