





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.

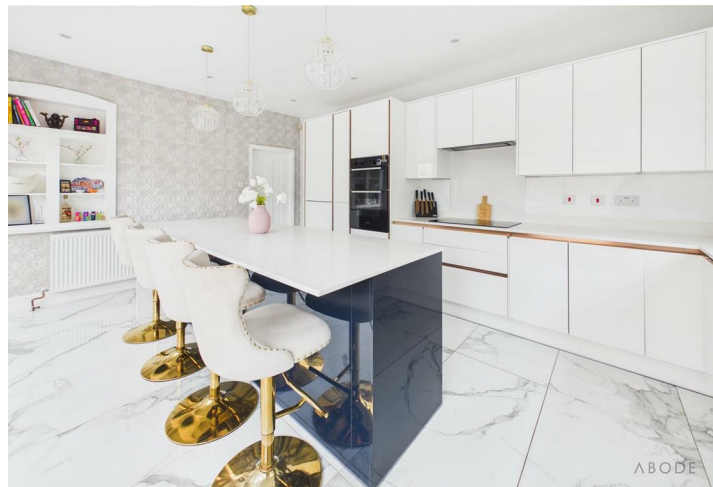
Beautifully presented throughout, the accommodation briefly comprises an inviting entrance hallway, lounge, sitting room and dining room, each featuring attractive fireplaces. The heart of the home is the high-specification fitted kitchen, complete with integrated appliances and impressive bi-fold doors 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 1

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

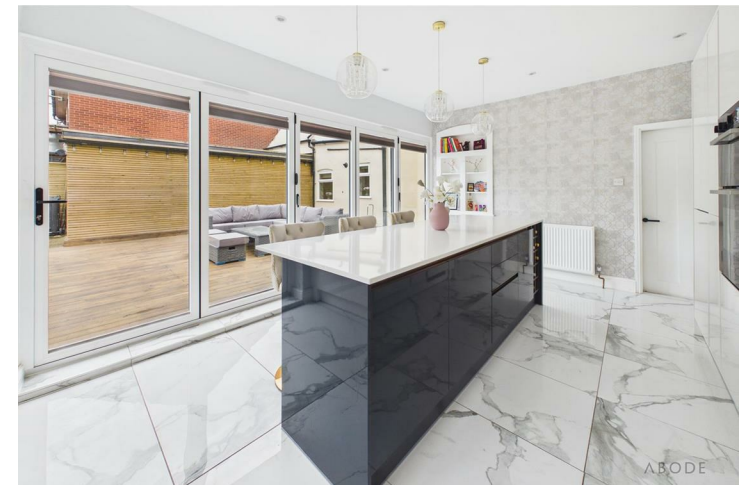
Panel enclosed bath with a shower and screen, low flush wc, wash hand basin, radiator with fitted towel rail, storage cupboard and airing cupboard and a double glazed window.

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.







AML Disclaimer - Derby/Swadlincote Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.

All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks. Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - Derby/Swadlincote Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

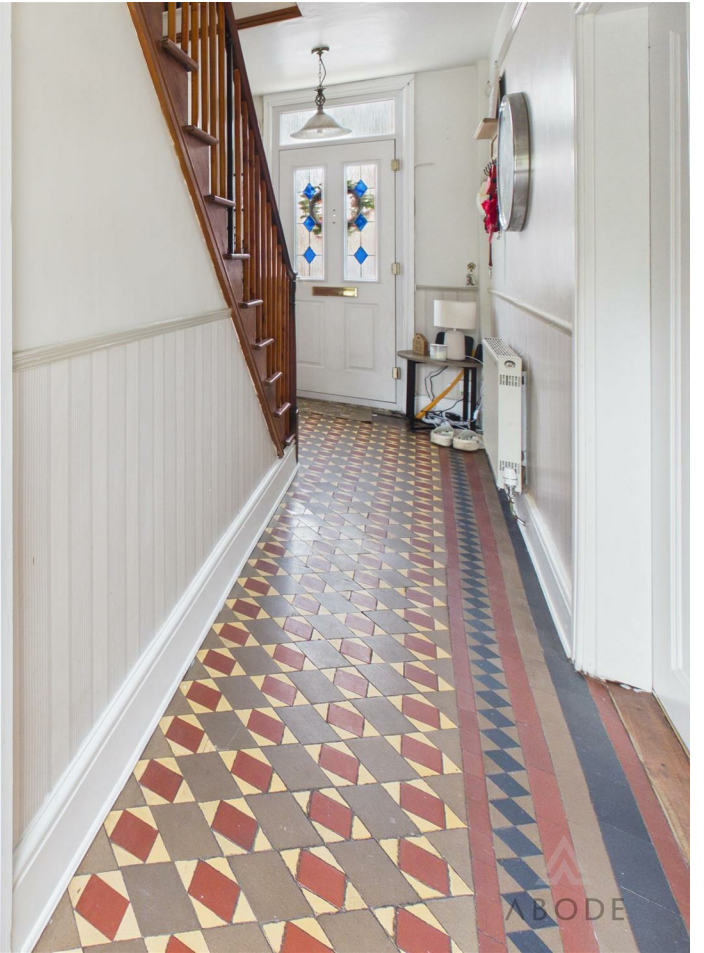
Only fixtures, fittings and contents expressly agreed as part of the sale are included.

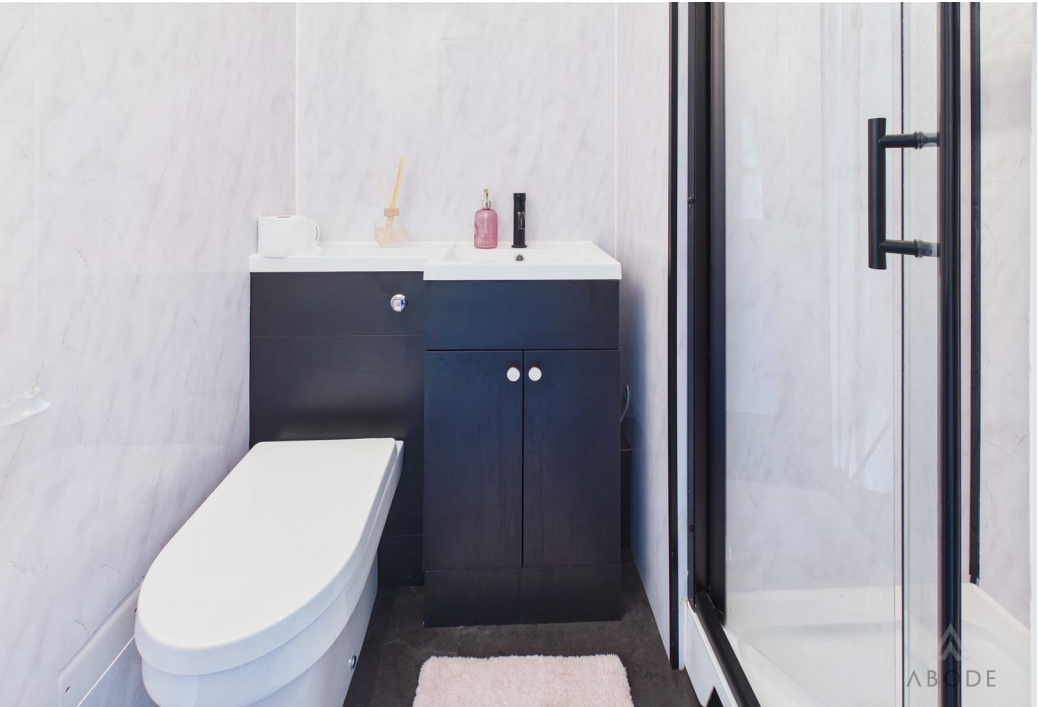
General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

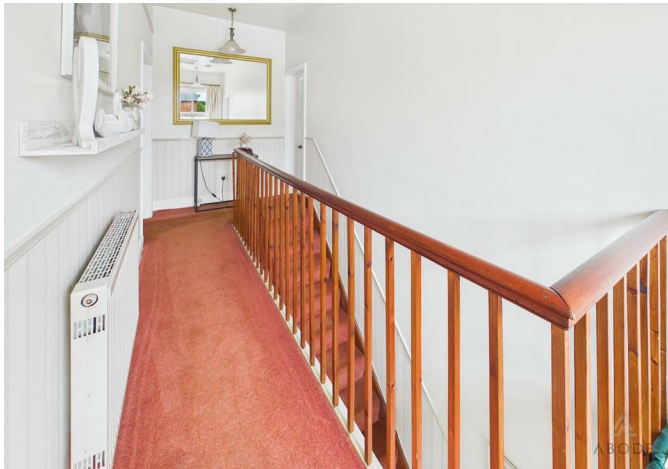
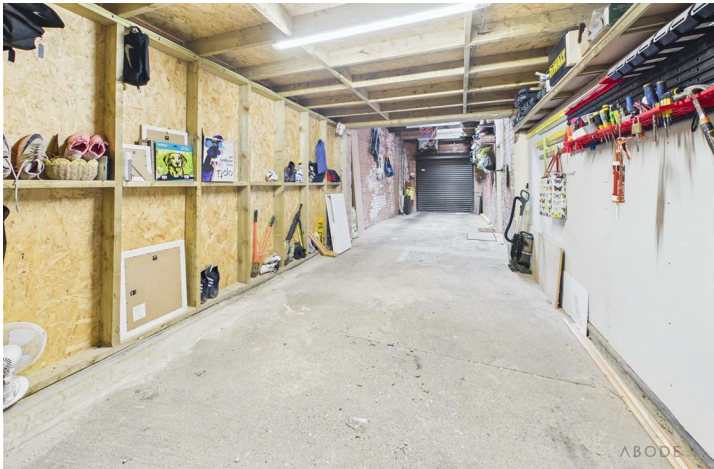
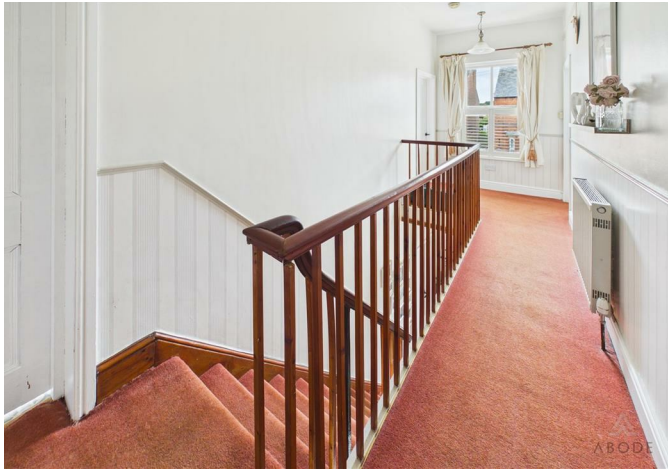
Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.













Floor 0

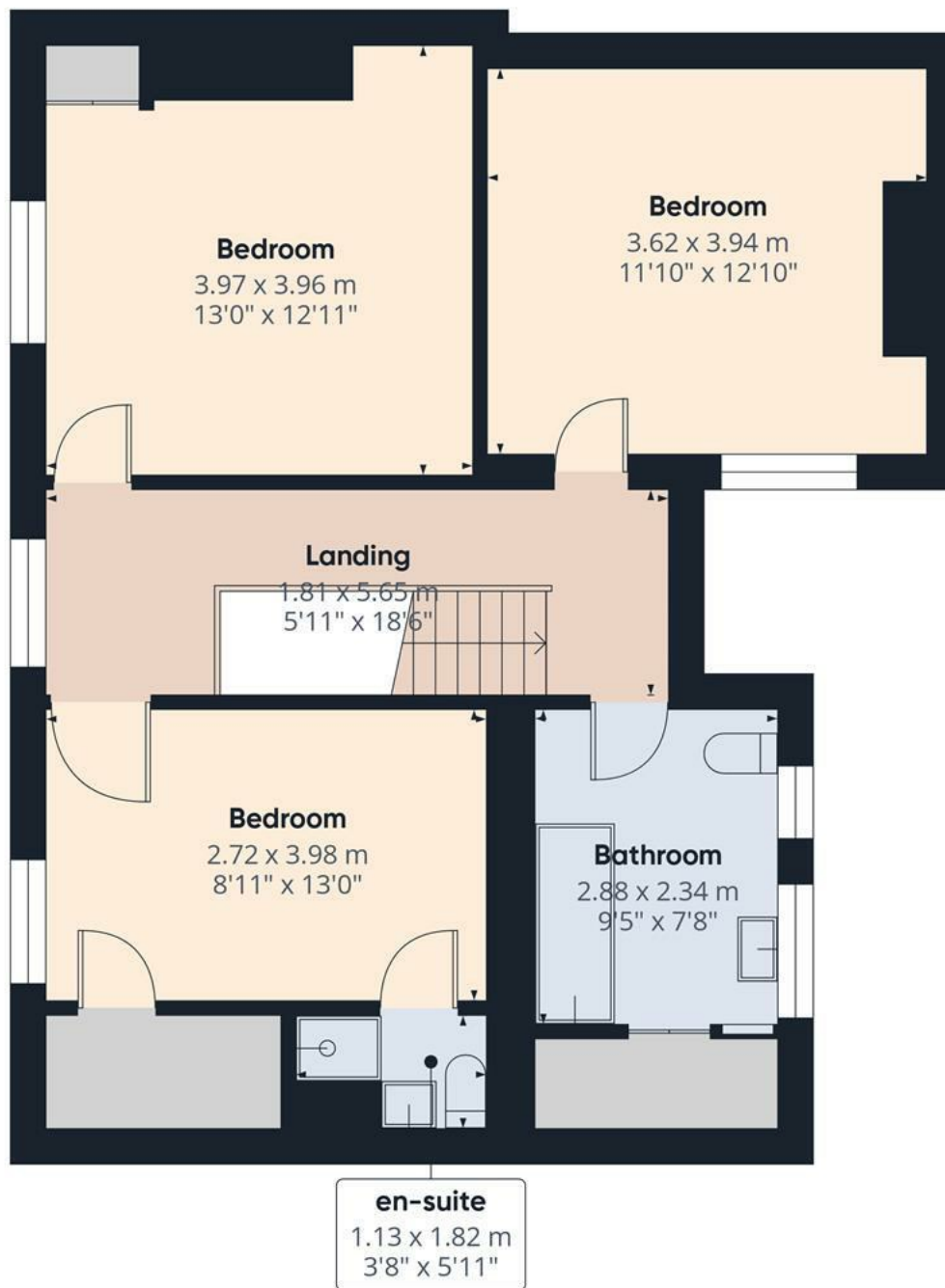
Approximate total area⁽¹⁾

125.9 m²
1356 ft²

(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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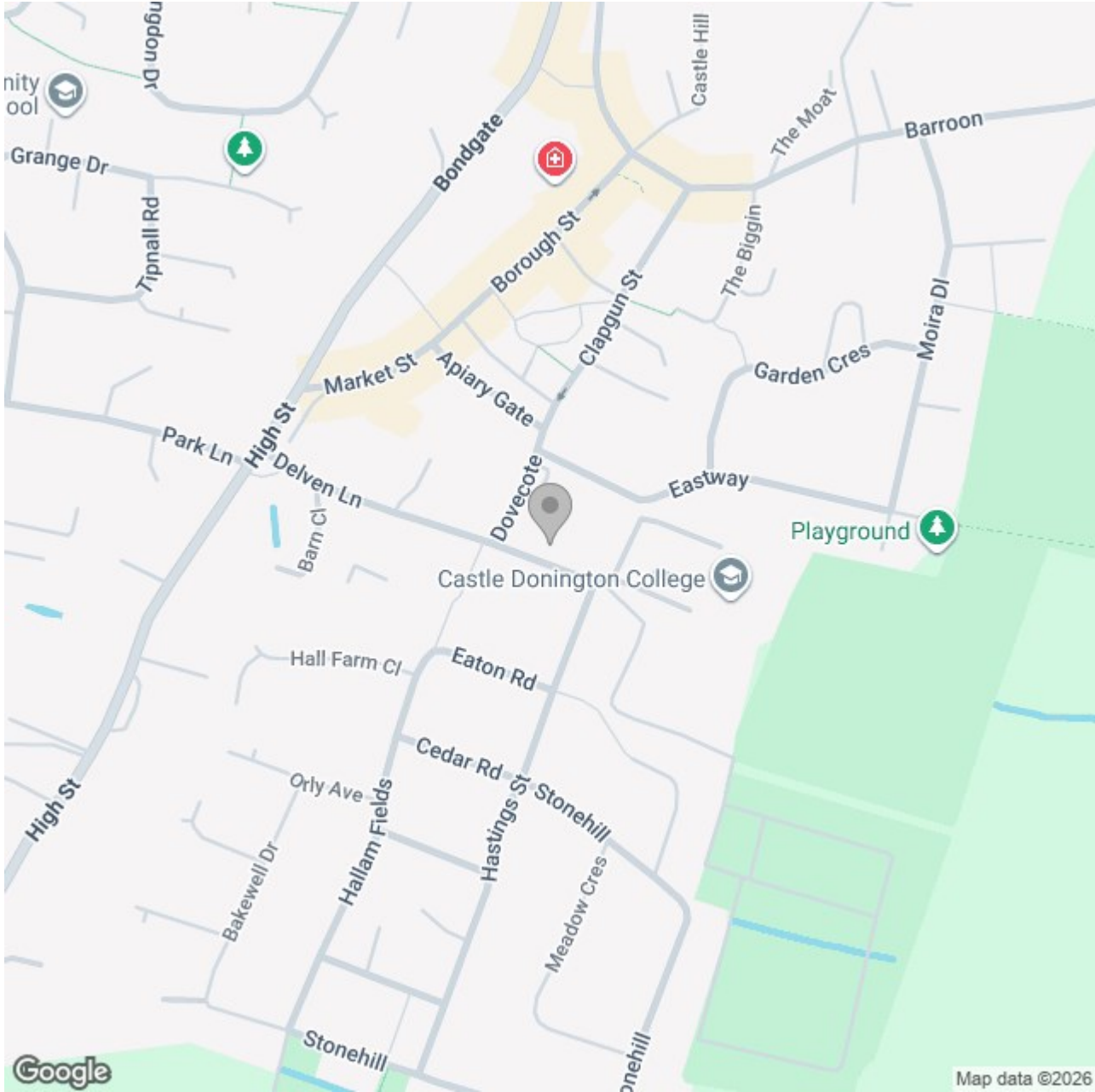
Floor 1

Approximate total area⁽¹⁾
59.8 m²
643 ft²

(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) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC