



Park Lane, Kings Mill, Castle Donington



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£675,000



Key Features

- A Captivating Four-bedroom, Two-Bathroom Detached Home
- Built in 1790, Blending Historic Charm with Modern Elegance
- Situated on a 0.475 Acre Plot
- Surrounded by Countryside
- Features Sitting Room | Formal Dining Room + Family Snug
- Stunning Kitchen & Garden Room
- EPC rating E
- Freehold | No Upward Chain





Discover the epitome of timeless elegance and modern convenience in this exquisite four-bedroom, two-bathroom detached residence, nestled in the charming hamlet of Kings Mill. Steeped in history since 1790, this remarkable property is a sanctuary that seamlessly integrates rustic charm with contemporary luxuries, all within an expansive 0.475-acre plot surrounded by the serene beauty of Lady Grey Wood and the tranquil River Trent.

Step inside to find generously proportioned spaces designed to comfort and delight. The three versatile reception rooms with a sitting room, family snug and formal dining room offering a perfect blend of splendour and intimacy, whether you're hosting lively gatherings or enjoying peaceful family moments. The modern kitchen, complete with bespoke cabinets and polished granite countertops, invites culinary exploration, while the bright garden room offers breath-taking views of the lush surroundings.

Ascend to the first floor to discover four double bedrooms and an elegantly appointed family bathroom, ensuring privacy and relaxation. The vast landing, ideal as a dressing area or study nook, highlights the home's adaptability.

This property's outdoor realm is equally impressive, featuring a meticulously maintained garden, a triple garage/workshop, and a games room—perfect for family entertainment. Secured by gated access and offering plentiful parking, this home guarantees peace of mind and a sense of exclusivity.

Positioned near the enchanting Priest House Hotel and enveloped by picturesque countryside, this home is not just a living space but a lifestyle choice. A rare opportunity awaits in Castle Donington—make this enchanting oasis yours today. Reach out to our helpful team for a private viewing.

Castle Donington, where the property is located, is a charming village nestled in the East Midlands of England. Known for its rich history and vibrant community, it offers the perfect blend of rural tranquillity and accessibility. The village is steeped in historical significance, highlighted by landmarks such as the Donington Hall Estate. Its proximity to the major cities of Derby, Nottingham, and Leicester makes it an ideal location for those seeking a countryside retreat while still desiring convenient access to urban amenities.

The property's unique location adjacent to Lady Grey Wood provides a stunning natural backdrop, perfect for those who appreciate the great outdoors. The woodlands offer a peaceful haven for nature walks and wildlife spotting, making it a delightful oasis to escape the hustle and bustle of modern life. In addition, the nearby River Trent provides opportunities for scenic river walks, fishing, and other leisurely activities, further enhancing the rural charm of the area.

Residents of Castle Donington can enjoy a strong sense of community, with local events and festivals providing an opportunity to engage with neighbours and participate in village life. The area boasts a range of pubs, restaurants, and shops, ensuring that everyday conveniences are always within reach. The local schools are well-regarded, making the village an appealing choice for families looking to settle in a friendly and nurturing environment.

Accessibility is a major highlight, with excellent transport links nearby. The East Midlands Airport connects the area to numerous domestic and international destinations, while the M1 motorway offers efficient routes to key cities across the UK. Additionally, the Donington Park Circuit, just a short distance away, provides entertainment for motorsport enthusiasts and hosts various events throughout the year.

ACCOMMODATION

ENTRANCE HALLWAY 2.22m x 1.82m (7'4" x 6'0")

SITTING ROOM 4.57m x 4.17m (15'0" x 13'8")

FORMAL DINING ROOM 4.5m x 4.11m (14'10" x 13'6")

SNUG 5.16m x 3.58m (16'11" x 11'8")

BREAKFAST KITCHEN 9.4m x 2.87m (30'10" x 9'5")

GARDEN ROOM 4.8m x 2.21m (15'8" x 7'4")

UTILITY AREA 3.53m x 1.75m (11'7" x 5'8")

STUDY 3.53m x 2.57m (11'7" x 8'5")

GROUND FLOOR SHOWER ROOM 3.27m x 1.47m (10'8" x 4'10")

FIRST FLOOR ACCOMMODATION

LANDING/DRSS ROOM 3.41m x 2.89m (11'2" x 9'6")

BEDROOM ONE 4.55m x 4.17m (14'11" x 13'8")

BEDROOM TWO 4.57m x 4.27m (15'0" x 14'0")

BEDROOM THREE 3.48m x 3.4m (11'5" x 11'2")

BEDROOM FOUR 3.53m x 2.24m (11'7" x 7'4")

FOUR-PIECE FAMILY BATHROOM 3.34m x 2.92m (11'0" x 9'7")

VAULTED CELLAR 4.69m x 4.28m (15'5" x 14'0")

OUTDOOR GAMES ROOM 6.9m x 4.35m (22'7" x 14'4")

DOUBLE GARAGE 6.87m x 5.97m (22'6" x 19'7")

WORKSHOP/SINGLE GARAGE 5.97m x 3.43m (19'7" x 11'4")

COUNCIL TAX BAND:-

The property is believed to be in council tax band: D

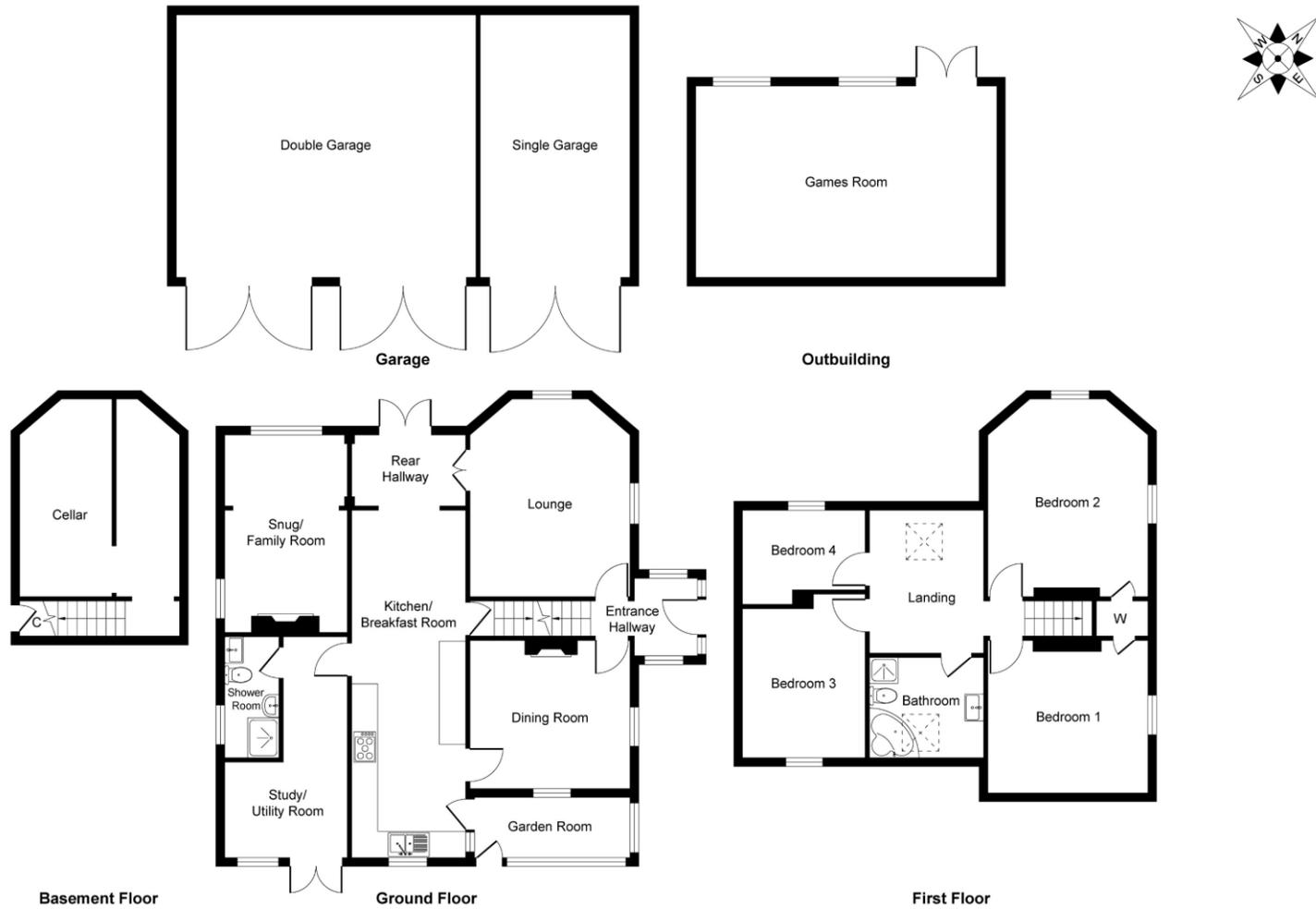
HOW TO GET THERE:-

Postcode for sat navs: DE74 2RS - Towards The Priest House, driveway highlight by our 'FOR SALE' board

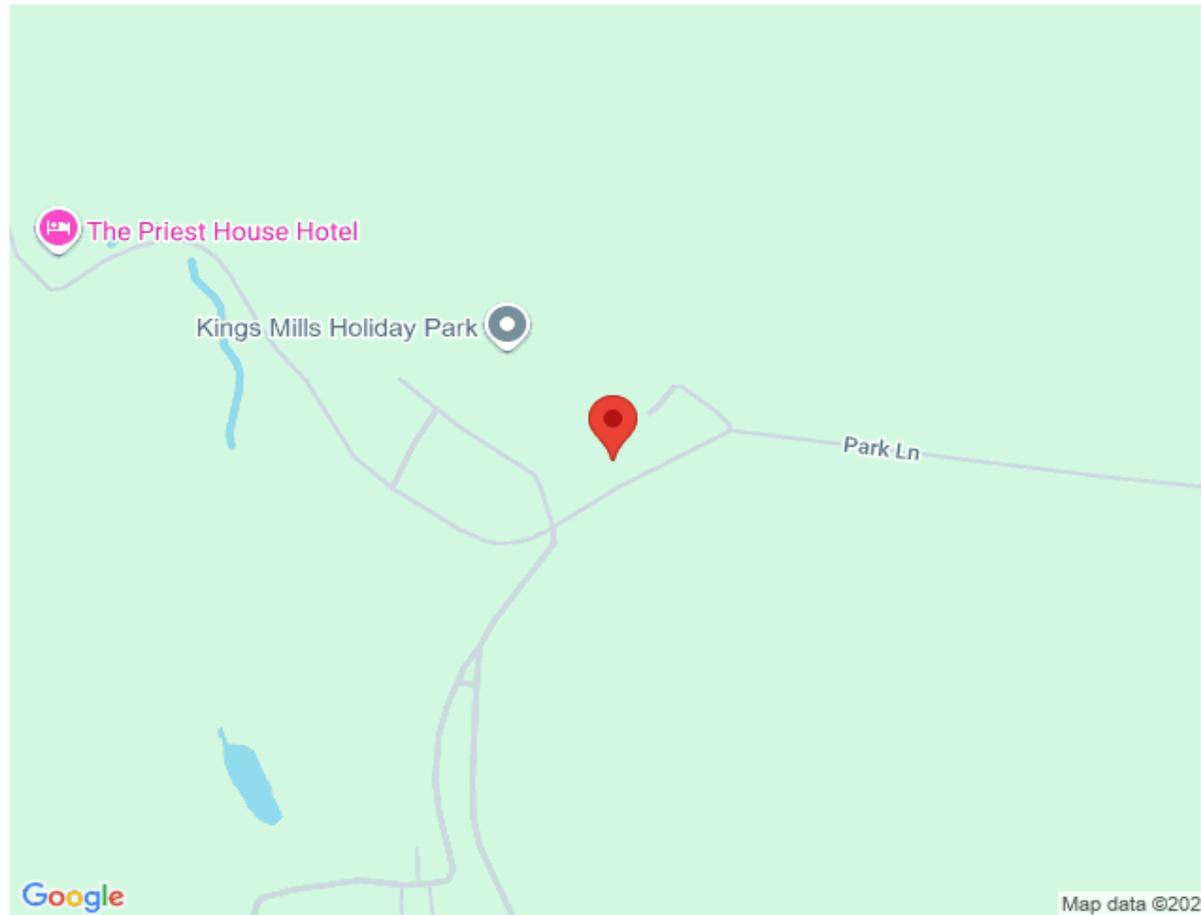
PLEASE NOTE:-

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

