ABODE
SALES & LETTINGS

High Street, Castle Donington, Derbyshire, DE74 2PP

£230,000



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







** NO UPWARD CHAIN **

**** MODERNISED CHARACTER COTTAGE IN THE HEART OF THE VILLAGE **** DRIVEWAY & DETACHED GARAGE ****

This beautifully presented character cottage is ideally positioned just off the High Street in the highly sought-after village of Castle Donington. Offering a perfect blend of charm and modern living, the accommodation briefly comprises a lounge with feature fireplace, a fitted kitchen, two well-proportioned bedrooms, and a modern bathroom.

Externally, the property benefits from two outdoor seating areas, as no garden area , off-road parking, and a detached single garage. Early viewing is highly recommended to fully appreciate the character, space, and superb location this delightful home has to offer.

Castle Donington is a vibrant and historic village offering an excellent range of local amenities including shops, cafés, pubs, restaurants, and highly regarded schools. Ideally located for commuters, the village provides convenient access to the MI, A50, East Midlands Airport, and East Midlands Parkway railway station, making it perfect for those travelling to Nottingham, Derby, Leicester, and beyond. The area also enjoys a strong community atmosphere and is well known for nearby Donington Park and beautiful surrounding countryside walks.

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KITCHEN
Entrance door into the fitted kitchen offering wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Appliances spaces and plumbing for a washing machine, under stairs storage cupboard, ledged and braced cottage door to the stairs, radiator, tiled floor, exposed beams and a upvc double glazed window with fitted shutters.

LOUNGE
Feature fireplace with electric stove style fire and a beam mantle, exposed beams the ceiling, radiator, wood effect flooring and a upvc double glazed window with fitted shutters.

FIRST FLOOR LANDING
Upvc double glazed window, ledged and braced cottage doors to -

BEDROOM 1
Radiator, exposed beams to the ceiling, and upvc double glazed window with fitted shutters.

BEDROOM 2
Storage cupboard, feature panelled wall and exposed beams to the ceiling. Radiator and upvc double glazed window with fitted shutters.

BATHROOM
Panel enclosed bath with a shower and shower screen, wash hand basin, low flush wc, upvc double glazed window, chrome ladder style radiator and an airing cupboard.

OUTSIDE
To the front of the property is a charming cottage-style garden with a low picket fence and gate. Opposite the cottage, there is a driveway providing off-road parking in front of the single garage with an up-and-over door. To the side of the property is a further outdoor seating area, with both spaces ideal for al fresco dining and relaxing.






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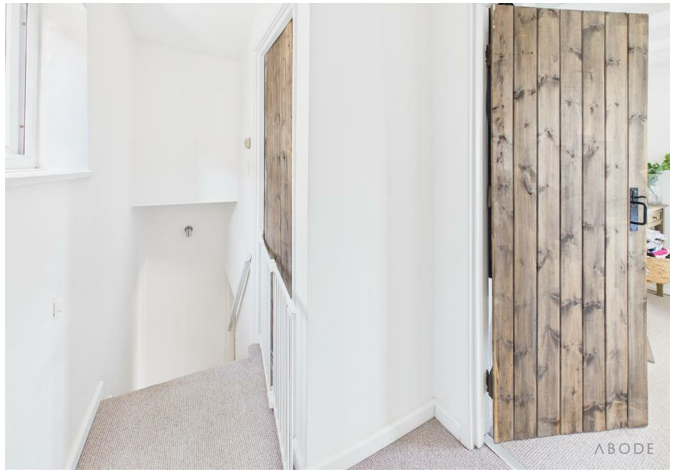

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AML Disclaimer - Derby/Swadlincote Office

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

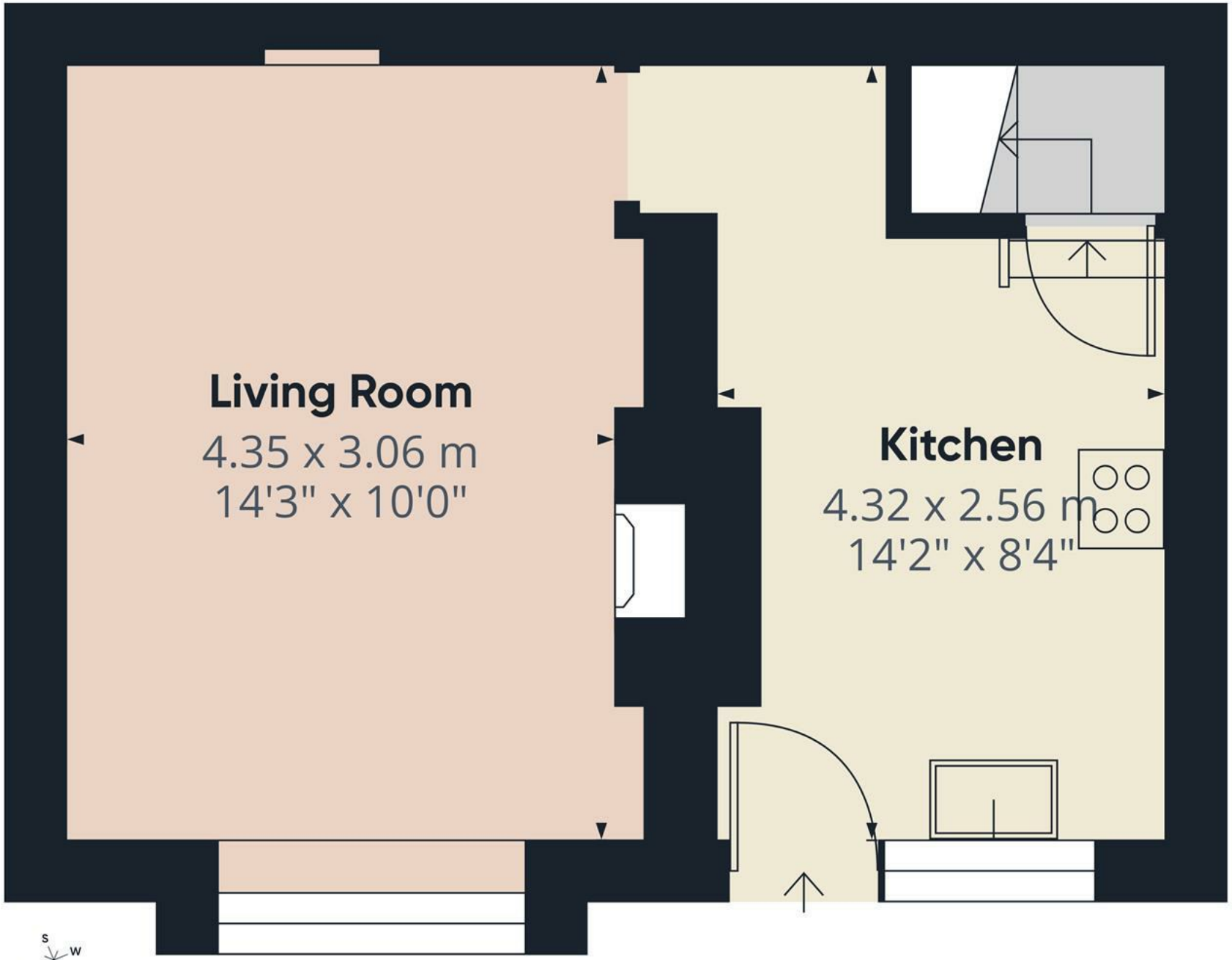
All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

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.



Floor 0

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Approximate total area(1)

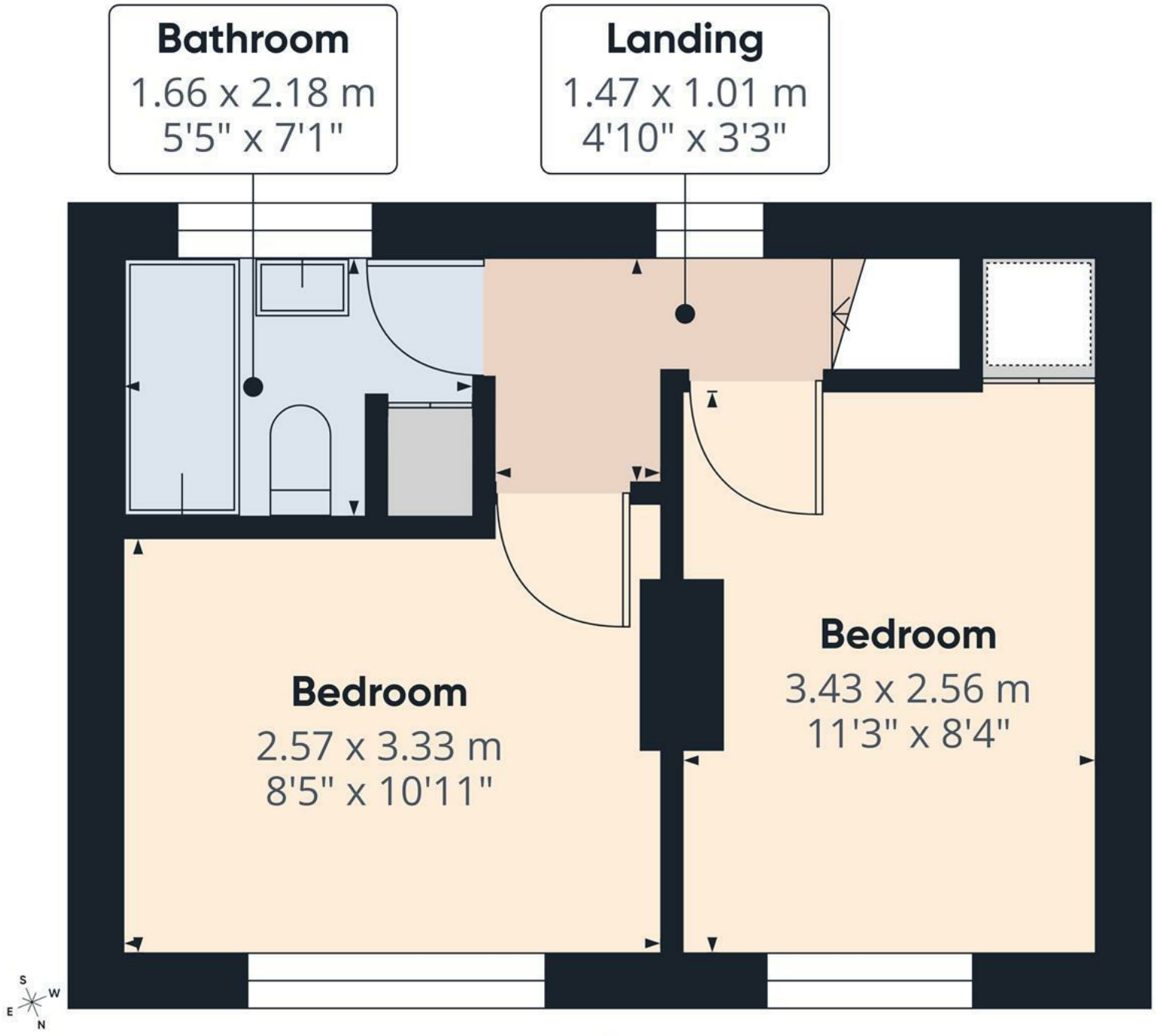
25.2 m²

271 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

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Approximate total area(1)

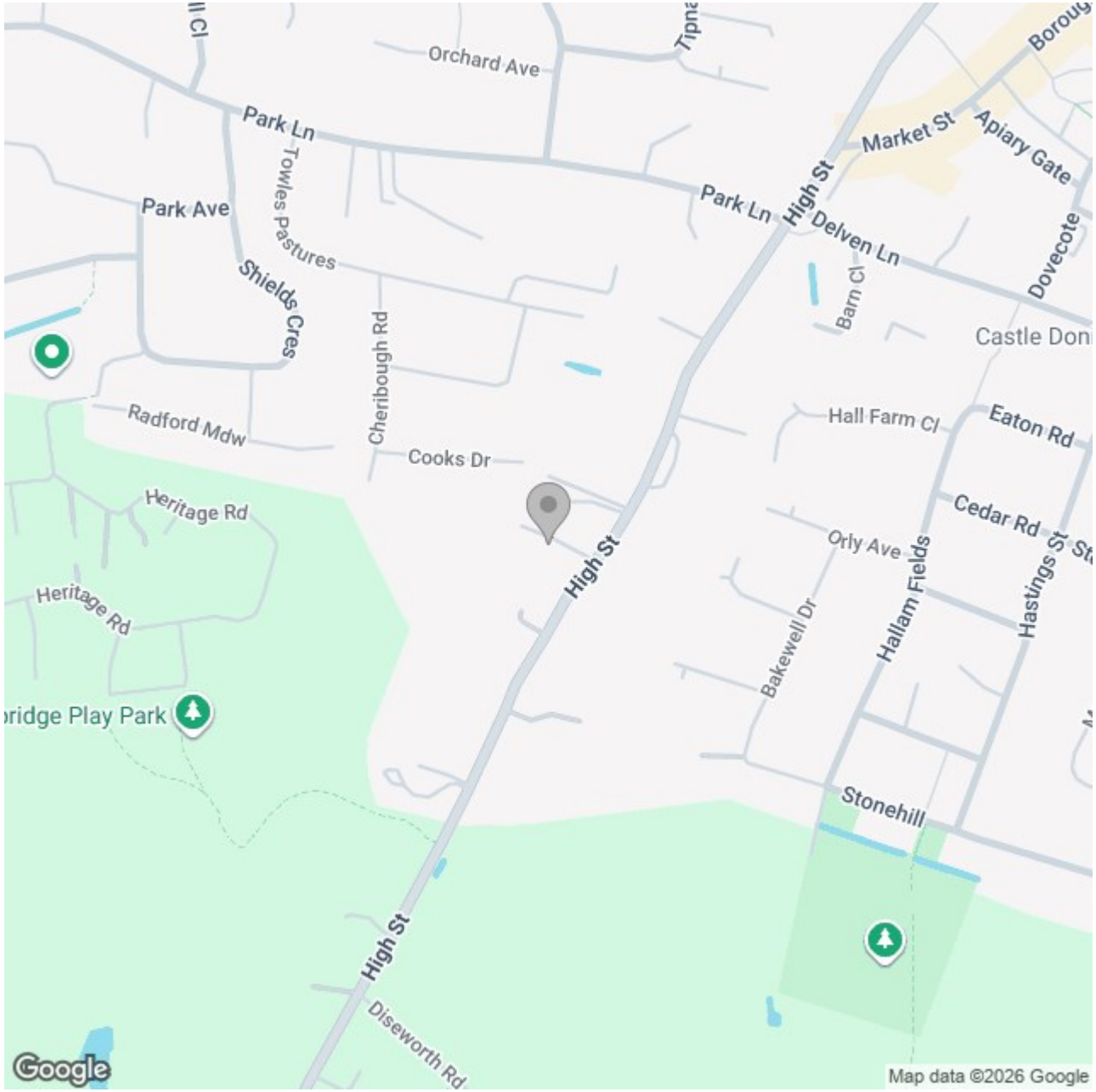
22.9 m²

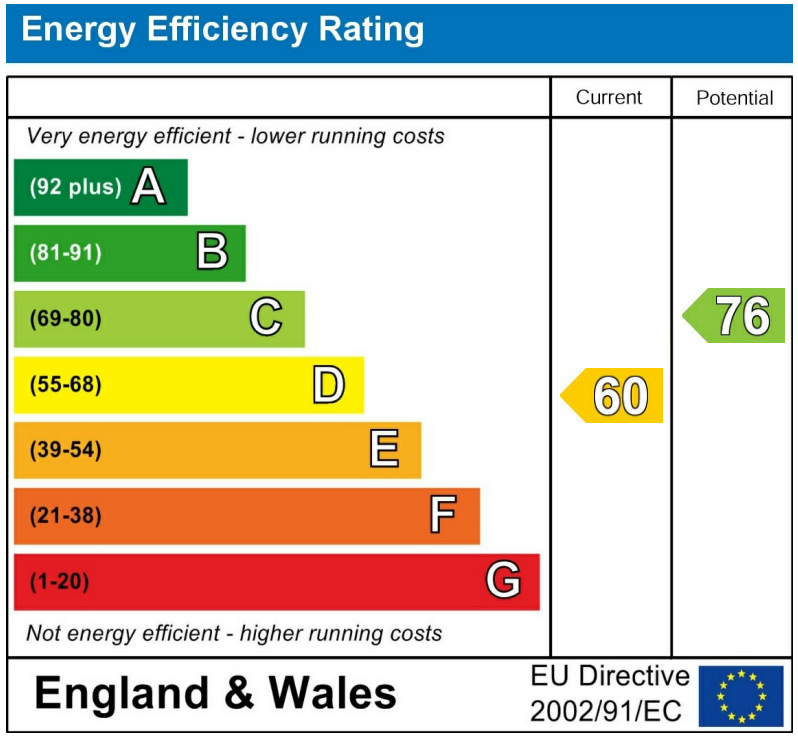
246 ft²

(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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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.