



## 31 Hall Farm Close, Castle Donington, DE74 2NG

**Asking Price £222,450**

This delightful two-bedroom semi-detached home is tucked away in a quiet, private area of Hall Farm Close in Castle Donington. Upon entering the property, you are welcomed into a bright and spacious lounge featuring laminate flooring, neutral decor and a gas fire, creating a warm and inviting space.

The lounge leads through to a kitchen and dining area, offering a well-planned layout ideal for everyday living and entertaining. French doors open directly onto the rear garden, which boasts a combination of lawn and patio space—perfect for outdoor dining, relaxing, or gardening.

Upstairs, the property provides two generous double bedrooms along with a well-appointed family bathroom.

Externally, the home benefits from its own driveway and a brick-built car port, offering both convenience and additional covered parking or storage.

A lovely property in a sought-after location, ideal for first-time buyers, downsizers, or investors.

## Village Location

Castle Donington itself is a vibrant location with a high standard of amenities including shops, post office, doctors surgery, pharmacy, super market, pubs and restaurants. For the commuter East Midlands airport, Parkway railways station and the national motorway network are all readily accessible as are the centres of Nottingham, Derby and Leicester via the 24 hour running Skylink bus service.

## Entrance

The property is set back from the road behind a fore garden comprising of lawn with a brick boundary wall. Tarmac drive way leads to the carport, access to the rear and gardens and to the front elevation.

## Lounge 15'5" x 11'8" (4.70m x 3.56m)



Accessed via a composite front door and opening to a cosy lounge comprising of uPVC framed double glazed window to front views, central heating radiator, feature fireplace with hardwood surround, stone insert and hearth, housing a gas fire. Useful understairs cupboard, double door opening to the kitchen/diner.

## Kitchen/Diner 15'5" x 13'10" (4.70m x 4.22m)



Attractive L shaped kitchen/diner with a range of eye level and base units. Work surface with inset four ring gas hob, extractor hood and fan over, single electric oven beneath. Plumbing for washing machine and dishwasher. Space for further white goods. uPVC framed double glazed window to rear garden views. Wall mounted Worcester central heating boiler. Central heating radiator. Generous dining area with uPVC framed double glazed doors opening to the rear garden.

## Landing

With access to roof space.

## Bedroom One 15'5" x 11'0" (4.70m x 3.35m)



With uPVC framed double glazed window, with fitted blinds, to front views. Central heating radiator. Useful overstairs cupboard. Laminate wood effect flooring.

## Bedroom Two 9'5" x 8'0" (2.87m x 2.44m)



With uPVC framed double glazed window to rear views. Central heating radiator.

## Bathroom



With suite comprising of panelled bath with mains fed shower over, pedestal wash hand basin and WC. Central heating radiator. uPVC framed double glazed opaque window.

## Outside Front



With a fore garden of brick knee high boundary wall containing and area of lawn. Tarmac drive way leading to the front door and covered carport and access to private rear gardens. Parking.

## Outside Rear

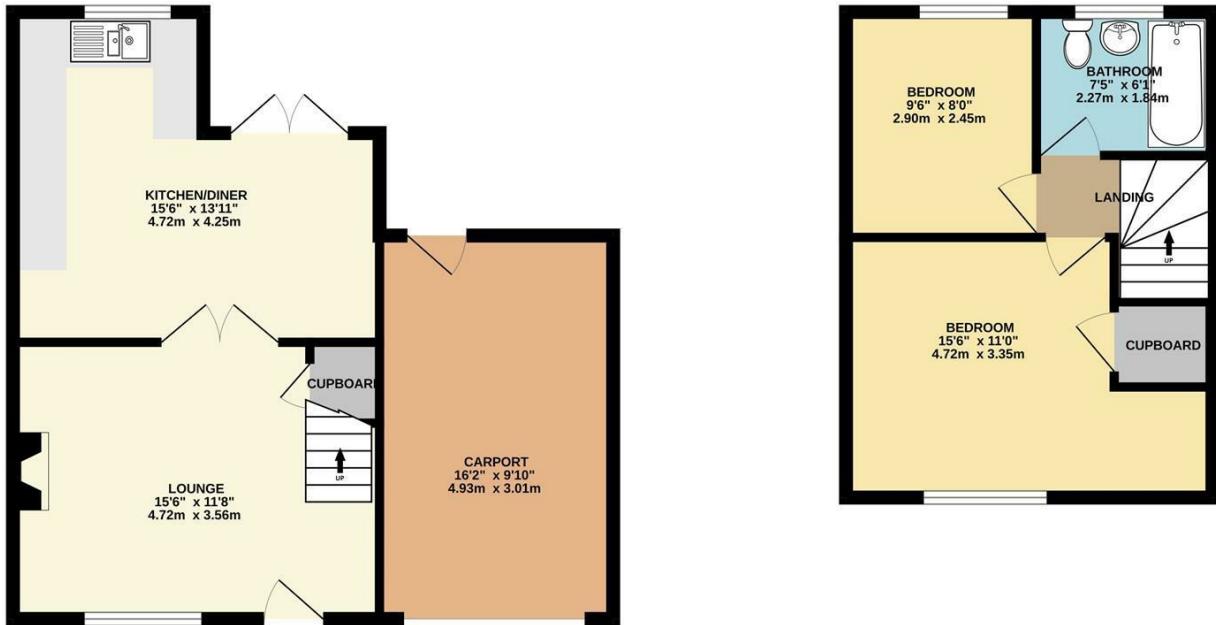


This landscaped private garden is accessed through the carport or from the patio doors in the kitchen/diner. Comprising of a paved patio with attractive borders of railway sleepers rising to the lawn and leading to a raised decking area.

**Carport 17'1" x 8'5" (5.21m x 2.57m)**

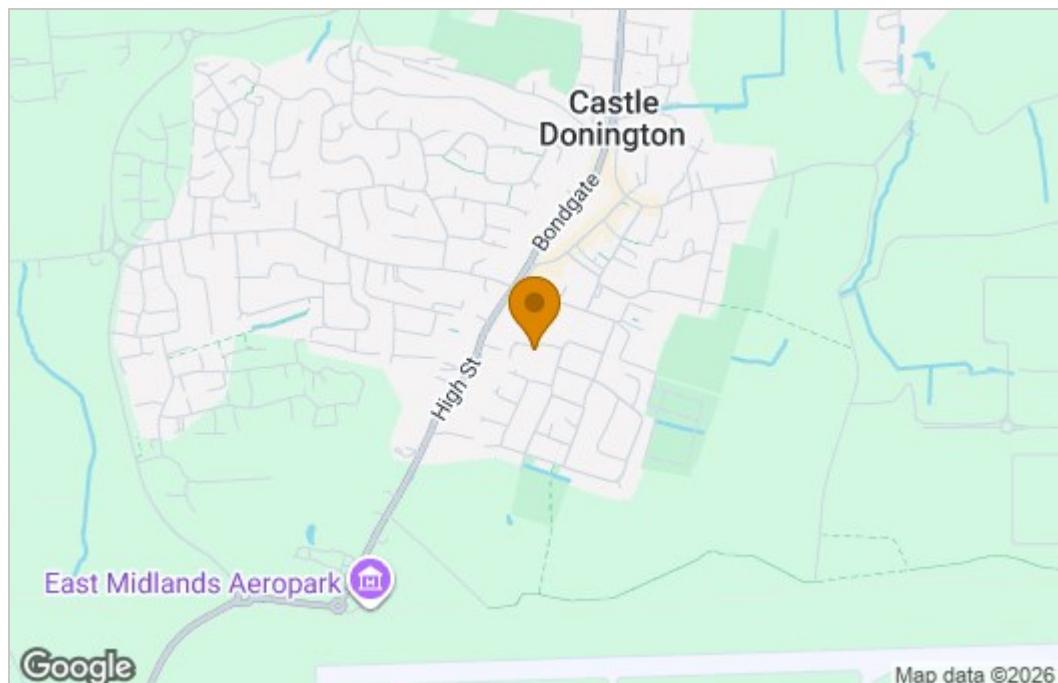
Covered carport with secure rear gate to gardens.

## Floor Plan

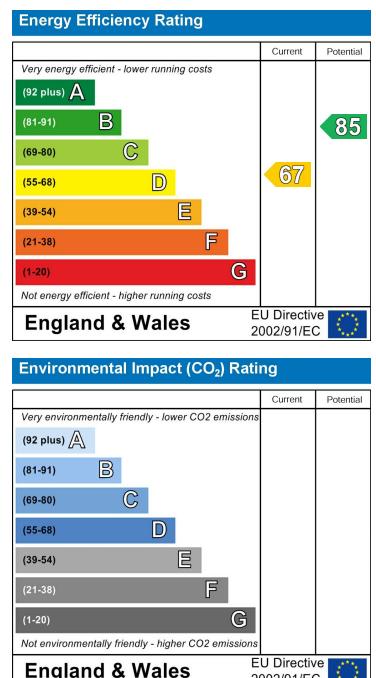


TOTAL FLOOR AREA : 676 sq.ft. (62.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for indicative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



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