



## 54 Bosworth Road, Derby, DE74 2JQ

**£185,000**

This semi-detached home has been lovingly maintained for over 30 years by its current owner and presents an excellent opportunity for those seeking a spacious family home.

With two inviting reception rooms, this property offers ample space for both relaxation and entertaining. The three generously sized bedrooms provide comfortable living quarters, making it an ideal choice for families or those looking to create their perfect living space.

The house is set back from the road, ensuring a sense of peace and privacy. The easily manageable rear garden offers a tranquil retreat, perfect for enjoying sunny afternoons or hosting gatherings with friends and family. Additionally, the property boasts both a garage and a workshop space, providing valuable storage space and the potential for various projects.

Gas central heating throughout ensures warmth and comfort during the colder months, making this home not only inviting but also practical. With its fantastic plot and potential for creating your dream home, this property is bursting with possibilities. Whether you envision a modern family home or a charming retreat, this house on Bosworth Road is ready to welcome its new owners.

Don't miss the chance to explore the potential this delightful property has to offer.

### Location

The property sits on Bosworth Road within the popular village of Castle Donington. Bosworth Road has long been a great location for families being within walking distance of the village amenities, local schools and playgrounds.

Castle Donington is an ideal location for anyone looking for a village lifestyle with excellent road and transport links and an abundance of high quality local amenities. The A50 and M1 are both closely situated to the village and the 24 hour Skylink bus service offers flexible public transport options.

### Front Aspect

To the front of the property is a low maintenance fore garden and pathway leading to the wooden front door. Surrounded by hedging, you get a real sense of privacy which is ideal for a family home. To the side of the plot stands the garage and workshop with driveway space directly in front.

### Entrance Hall

Enter the wooden door into the inviting entrance hall which offers carpeted flooring and access to both reception rooms and stairs leading to the first floor.

### Reception Room One 13'2 x 9'11 (4.01m x 3.02m)

A cosy but generously sized reception space having electric fire, central heating radiator, carpeted flooring and single glazed window looking out to the front aspect.

Many of the other properties on the street have decided to knock through this room to create an open plan Kitchen/Dining space as the Kitchen sits directly behind.

### Reception Room Two 16'0" x 10'5" (4.88m x 3.19m)

An even more spacious second reception room which offers gas fireplace, central heating radiator, wall mounted boiler, handy storage alcove, single glazed French doors that lead out to the rear garden, carpeted flooring, single glazed window to the side aspect and access through to the Kitchen.

### Kitchen 9'10" x 7'10" (3.02m x 2.40m)

Having a range of wall, drawer and base units with complimenting worktops, space and plumbing for white goods, oven with hob over, single glazed window to rear aspect, central heating radiator and handy pantry storage space.

### Master Bedroom 13'1" x 9'11" (4.01m x 3.03m)

Having two built in wardrobes, carpeted flooring,

central heating radiator and single glazed window looking out to the front aspect.

### Bedroom Two 13'5" x 7'10" (4.09m x 2.40m)

A second fantastic sized double bedroom having carpeted flooring, central heating radiator and single glazed window looking out to the rear aspect.

### Bedroom Three 9'7" x 7'1" (2.93m x 2.16m)

A larger than average single bedroom having inbuilt storage cupboard and shelving, carpeted flooring and single glazed window to the front aspect.

### Family Bathroom 7'10" x 7'0" (2.40m x 2.14m)

Having bath with power shower over, hand basin, W/C and single glazed window to rear aspect.

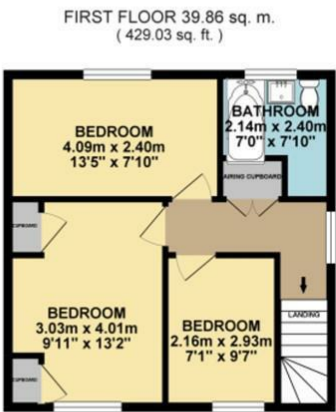
### Garage and Workshop 20'2" x 8'4" (6.16m x 2.56m)

The property boasts both a garage and workshop which presents a fantastic opportunity for any family who may need some additional space.

### Rear Garden

A manageable and private rear garden with a range of mature shrubs and boarders, access to the garage and workshop.

Floor Plan

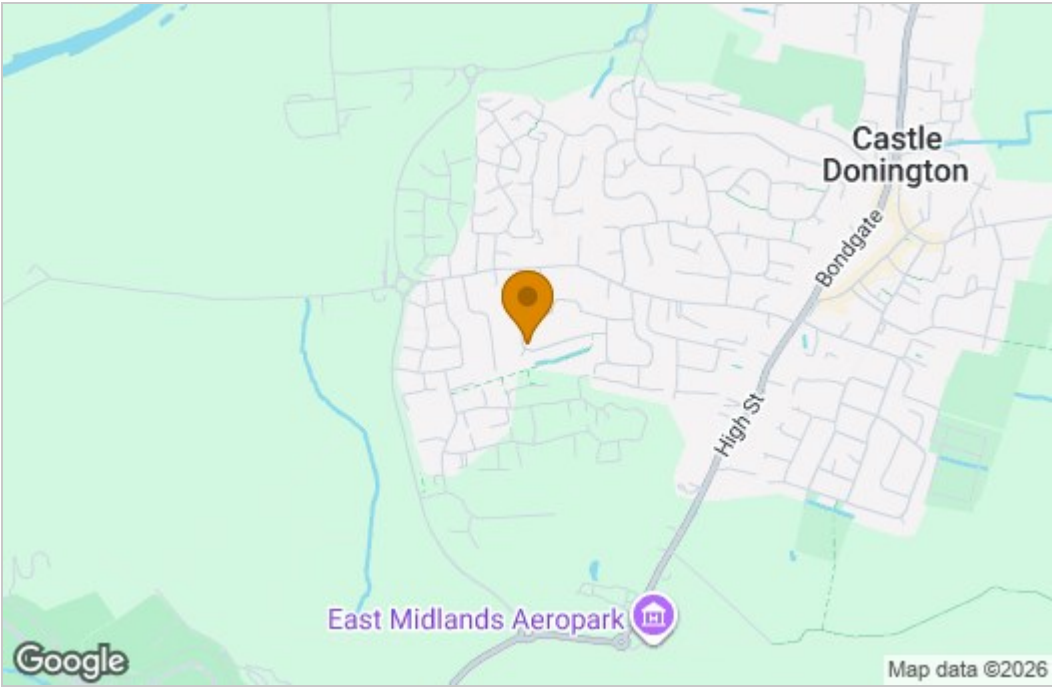


TOTAL FLOOR AREA: 79.72 sq. m. ( 858.08 sq. ft. ) approx.

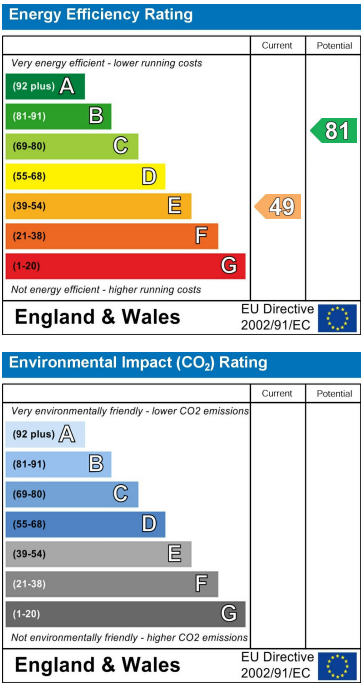
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as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

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Area Map



Energy Efficiency Graph



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