

Loudoun Place
Castle Donington Derby

ashley adams

Loudoun Place
Castle Donington Derby DE74 2SP

for sale
£465,000







Property Description

A substantial approx 1733sq ft detached family home with four/five bedrooms, three/four reception rooms, off road parking, garage and well presented gardens. The property is situated on a generous corner plot and has been extended to provide versatile living accommodation on two floors with the option of creating a further master bedroom suite with ensuite to the first floor under the original planning approval. The property has a gas fired central heating system and UPVC double glazing with accommodation briefly comprising:- Entrance hall, spacious lounge, dining room, family room, studio/ground floor bedroom, fitted kitchen, rear porch & cloaks/w.c. To the first floor are four well proportioned bedrooms and family bathroom. Outside:-The property is set back from the road on a corner plot with a brick and wrought iron wall forming the boundary, block paved driveway providing off road parking for several vehicles, access to the integral garage having double opening garage doors, light and power, lawned area flanked with borders inset with a variety of mature shrubs.

The rear garden has been designed to make the most of the outside space providing various seating areas, there is a large decked seating area with a pergola over, lawned area flanked with borders inset with a variety of mature trees and shrubs, wooden fencing providing the boundary, outside power socket, outside tap.

Entrance Hallway

Accessed via a front composite entrance door having feature oak flooring, central heating radiator, UPVC double glazed stained glass window to the front elevation, coving to the ceiling, carpeted stairs off to the first floor, useful built in storage cupboard, door off to: -

Living Room

Having dual aspect UPVC double glazed windows to the rear and front elevations, the front window being leaded and bay, oak flooring continuing from the entrance hallway, two central heating radiators, coving to the ceiling, door leading to: -

Dining Room

Having UPVC double glazed bay window to the front elevation, coving to the ceiling, oak flooring continuing through from the living room, central heating radiator, door leading to: -

Studio/Craft Room

Having UPVC double glazed stained glass window to the rear elevation, UPVC double glazed French doors with attached side panels to the rear elevation, oak flooring continuing through, central heating radiator.

Kitchen

Accessed via the entrance hallway having a range of matching base and wall units with wood block work surfaces over, one and half acrylic sink unit with chrome mixer tap over, space for a range cooker, glazed splashback to the cooking area, double width extractor hood over, space and plumbing for dishwasher, integrated fridge freezer, two UPVC double glazed windows to the rear elevation, ceramic tiled flooring, inset spotlights to the ceiling, central heating radiator, large opening through to: -

Family Room/Dining Room

Having UPVC double glazed and leaded bay window to the front elevation, ceramic tiled flooring continuing through from the kitchen, central heating radiator.

Rear Porch/Utility Room

Accessed via an opening off the kitchen having UPVC double glazed door giving access to the rear garden, useful built in storage cupboard, ceramic tiled flooring

continuing through from the kitchen, plumping and space for automatic washing machine, space for tumble dryer, central heating radiator, door to: -

Cloaks/Wc

Having UPVC double glazed opaque window to the side elevation, low level wc, wash hand basin fitted to vanity unit with storage beneath, and chrome mixer tap over, ceramic tiled splash back to the washing area, ceramic tiled flooring.

First Floor Landing

Having carpeted flooring, built in storage cupboard, loft access, door off to: -

Master Bedroom

Having UPVC doubled glazed leaded window to the front elevation, carpeted flooring, central heating radiator.

Bedroom Two

Having UPVC double glazed window to the rear elevation, carpeted flooring, central heating radiator.

Bedroom Three

Having UPVC double glazed leaded window to the front elevation, carpeted flooring, built in storage cupboard, central heating radiator.

Bedroom Four

Having UPVC double glazed window to the rear elevation, carpeted flooring, central heating radiator, coving to the ceiling.

Family Bathroom

Having a modern three piece white suite comprising panelled bath with chrome mixer tap, rain head shower, separate shower attachment and glazed shower screen, low level wc, wash hand basin fitted to vanity unit with drawer storage beneath and chrome mixer tap over, fully tiled to the bathing area and part tiled to the walls, vinyl flooring, UPVC double glazed opaque window to the side elevation, central heating radiator.

Outside

The property is set back from the road on a corner plot with a brick and wrought iron wall forming the boundary, block paved driveway providing off road parking for several vehicles, access to the integral garage having double opening garage doors, light and power, lawned area flanked with borders inset with a variety of mature shrubs.

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Agent Notes

The property has a conditional approval notice for creation of a further master bedroom suite with ensuite to be constructed under the original planning permission/building regulations which were instigated when the property was extended. Plans for the bedroom and notice can be perused by contacting Ashley Adams.

Please note that an £80 AML fee covers the cost of carrying out the required identity and anti-money laundering checks when an offer has been accepted. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.











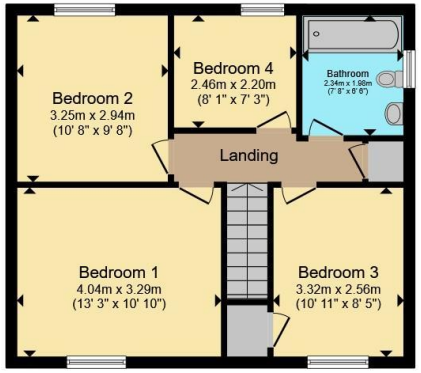








Ground Floor



First Floor

Total floor area 151.9 m² (1,635 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Ashley Adams on

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Property Ref: MEL205985 - 0012

Tenure:Freehold EPC Rating: C Council Tax Band: E

view this property online ashleyadams.co.uk/Property/MEL205985

The Property Ombudsman

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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