ABODE
SALES & LETTINGS

Station Road, Derbyshire, DE74 2NL

**Offers In The Region Of £385,000**



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**** EXTENDED DETACHED FAMILY HOME OCCUPYING AN IMPRESSIVE PLOT ****

Situated in the highly sought-after village of Castle Donington, this spacious family home offers versatile accommodation throughout and is perfect for growing families.

The property briefly comprises an entrance hallway, front sitting room, and a spacious rear lounge/dining area with doors opening into the conservatory, creating an excellent space for both entertaining and family living. The fitted kitchen is complemented by a separate utility room and a ground floor shower room.

To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property enjoys ample off-road parking to the front, a single garage with roller door and personal access into the property, and an enclosed rear garden featuring extensive lawns and multiple seating areas ideal for outdoor living. An additional storage garage positioned at the bottom of the garden provides further practical space.

Offered for sale with NO UPWARD CHAIN, this is a fantastic opportunity to acquire a substantial family home on a generous plot in a desirable village location.

Castle Donington is a thriving and historic village offering an excellent range of local amenities including shops, cafés, pubs, restaurants, and highly regarded schools. The village is particularly popular with commuters due to its convenient access to the MI, A50, East Midlands Airport, and East Midlands Parkway railway station, providing excellent transport links to Nottingham, Derby, Leicester, and beyond.

Surrounded by countryside walks and close to Donington Park, Castle Donington offers a superb blend of village charm and modern convenience.

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## HALL
Entrance door into the hall with stairs to the first floor, radiator, under stairs storage cupboard with a door into the garage.

## SITTING ROOM
Upvc double glazed bay window to the front and a radiator.

## LOUNGE DINER
Feature log burning stove, two radiators, double doors into the conservatory and a door to the kitchen.

## CONSERVATORAY
Upvc double glazed windows and doors onto the garden, radiator and a door into the kitchen.

## KITCHEN
Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted double oven and a hob, integrated fridge freezer and plumbing for a dishwasher. Radiator, upvc double glazed window and a door to the utility room.

## UTILITY ROOM
Storage cupboards, plumbing and space for a washing machine, radiator and a door to the shower room.

## SHOWER ROOM
Corner shower cubicle, vanity sink unit with wash hand basin and storage under, low flush wc, radiator and a sky light window.

## FIRST FLOOR LANDING
Upvc double glazed window to the side, loft access and doors to -

## BEDROOM
Upvc double glazed bay window to the front and a radiator.

## BEDROOM
Upvc double glazed window to the rear and a radiator.

## BEDROOM
Two upvc double glazed windows and a radiator.

## OUTSIDE
Ample parking with turning space to the front, single garage with roller door, power, light and a personal door into the house. Side gated access to the rear garden offering lawns, seating areas, plants and shrubs, additional garage at the bottom of the garage.






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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.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.


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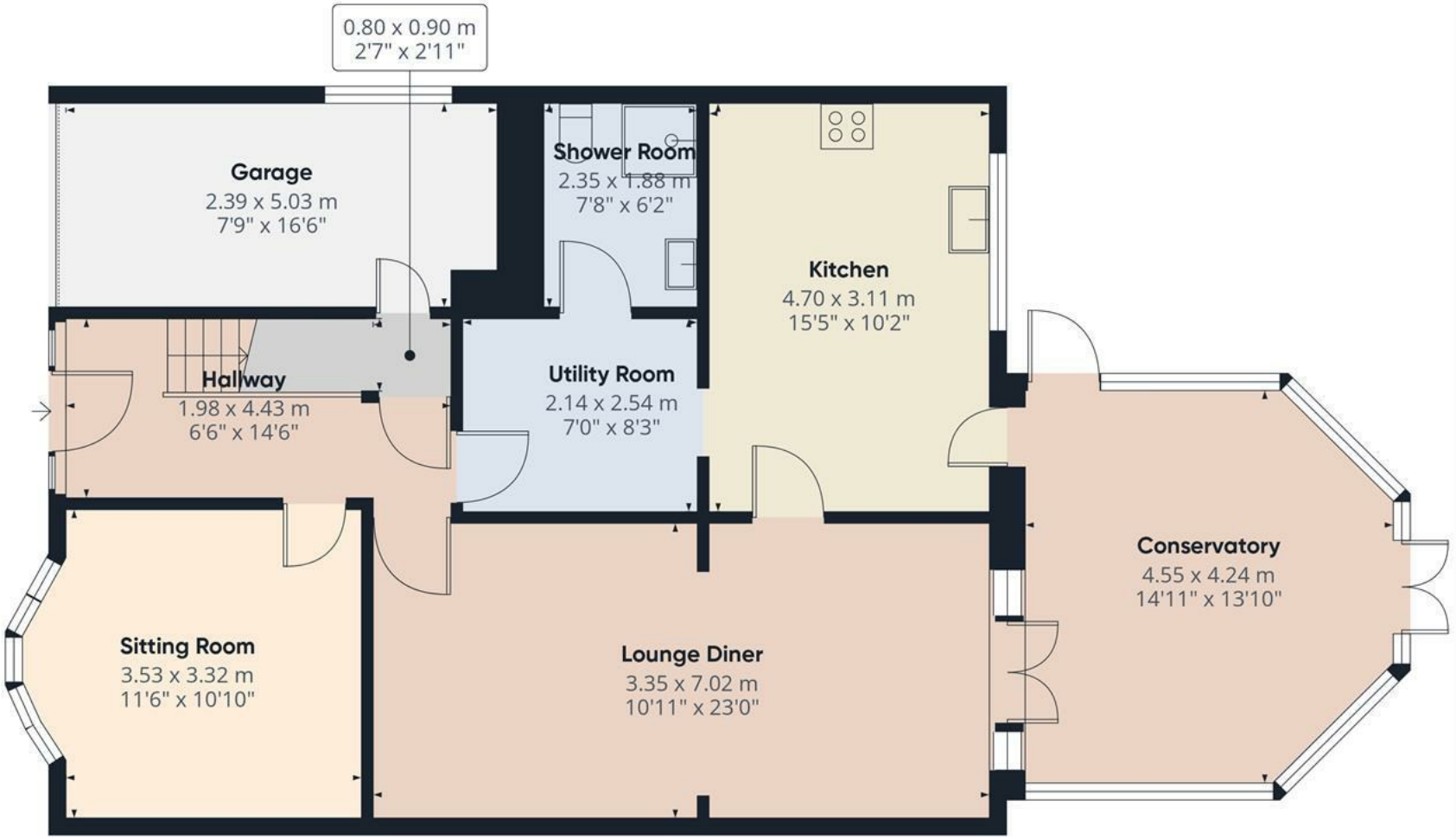

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Floor 0

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**Approximate total area**(1)

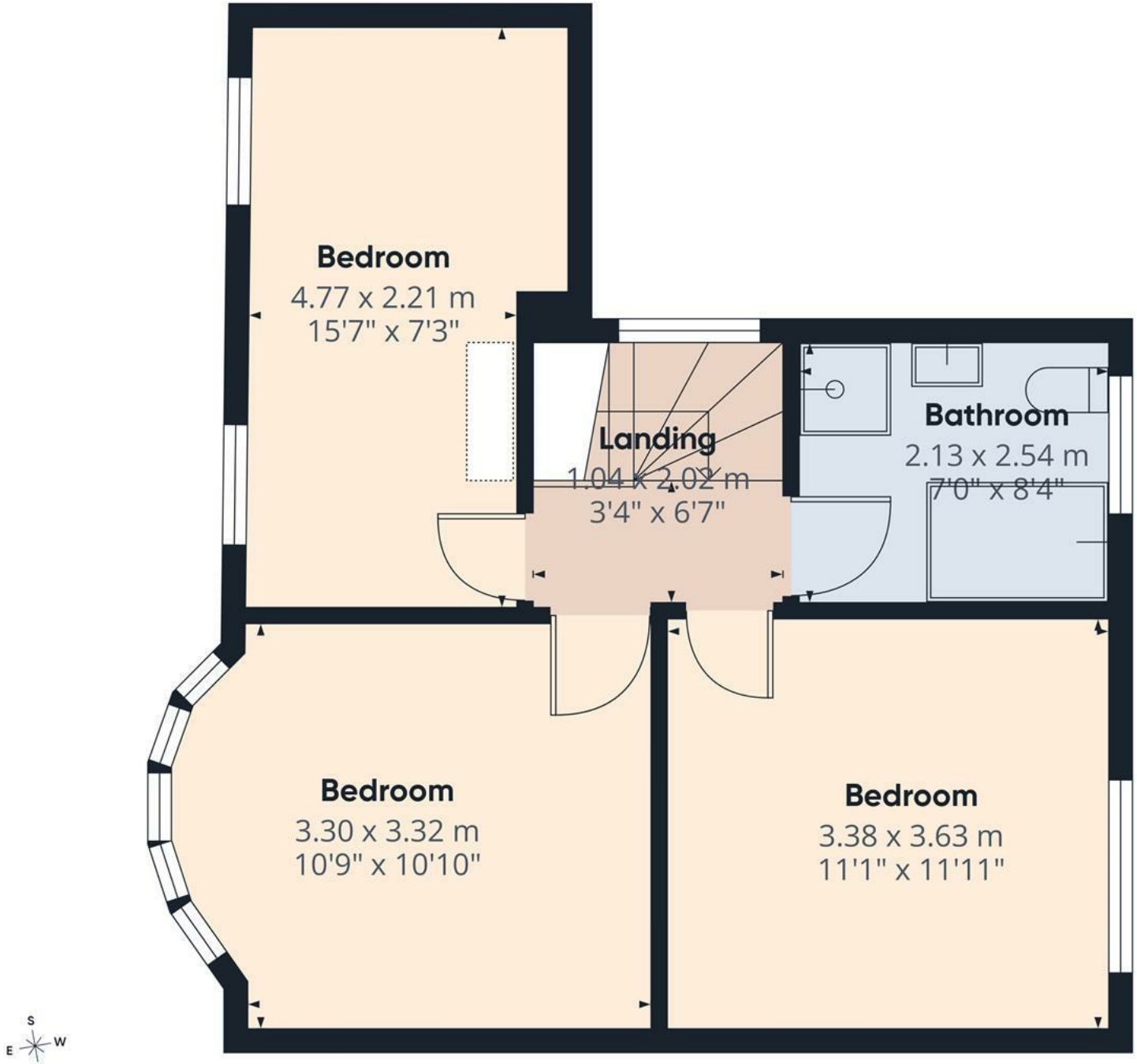
100.6 m²

1083 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)

44 m²

474 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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## Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| *Very energy efficient - lower running costs* | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 75 |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| *Not energy efficient - higher running costs* | | |
| **England & Wales** | EU Directive 2002/91/EC | |

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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.