



34 High Street, Castle Donington - DE74 2PP

Floorplan



PROPERTY DESCRIPTION

This charming Grade II listed cottage enjoys an attractive setting and is positioned to the right when coming through the entrance gateway, with private driveway providing ample off road parking.

Set within approximately half an acre of delightful gardens. The property offers a wonderful sense of space and privacy, whilst its characterful façade provides an appealing first impression. The beautifully presented accommodation combines the charming character of a period cottage with modern touches.

Entering, a superbly appointed dining kitchen provides an excellent setting for both everyday living and entertaining. there are two bedrooms and two shower rooms, together with an inviting lounge featuring full height bi fold doors which open directly to the gardens.

Offers Around £350,000

ENTRANCE

The entrance door is of a stable door design. Doorway leads through to bedroom two.



DINING KITCHEN

As the photograph suggests, there is a full array of appliances, a breakfast bar area and a feature brick chimney breast fireplace with cast iron glaze fronted wood burning stove. There is high quality flooring, inset spotlighting to the ceiling, and beautiful period windows to the front.





BEDROOM TWO

This ground floor bedroom is currently used as a games room and has a window, sorry, is used as a games room. Staircase rises up to the first floor level.



LOUNGE

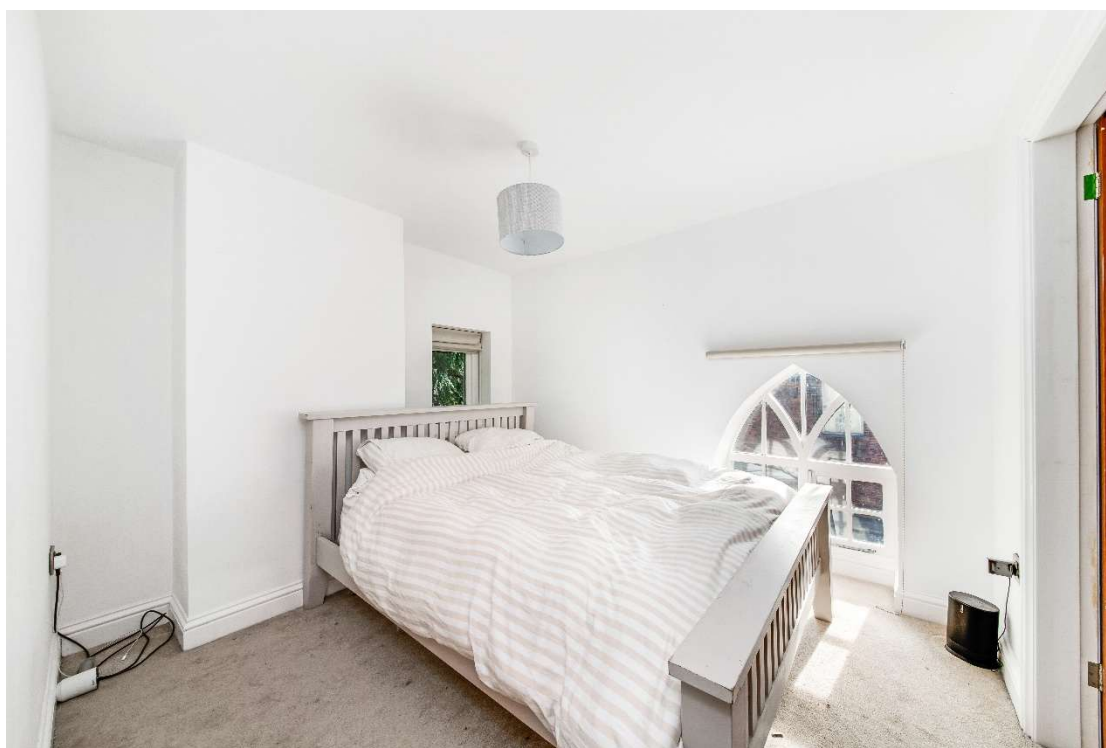
Positioned to the rear of the home is the superb lounge. This with fabulous polished timber board and flooring has a full bank of bi-fold doors that give access out to the cottage's own delightful gardens with terrace before it. There are two Velux windows, further window to the side and inset spotlighting. All is superbly presented.





BEDROOM ONE

A characterful room with inbuilt wardrobes, two windows and the cottage is served by two delightful shower rooms, both well fitted and presented.



Gardens

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ADDITIONAL INFORMATION

EPC rating – Exempt

Property tenure – Freehold

Local authority – Leicestershire

Council tax band – C

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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