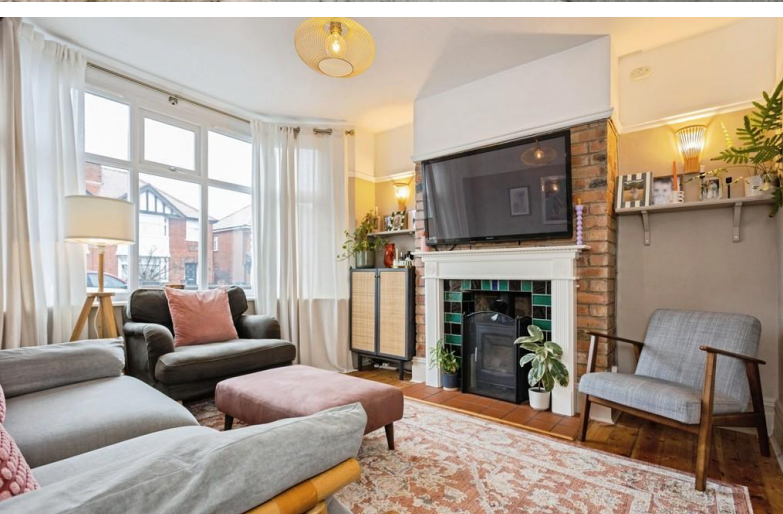


SOLD STC



Eastway, Castle Donington

3 Bedrooms, 1 Bathroom, Semi-Detached House

Offers In Excess Of £295,000



Eastway, Castle Donington

3 Bedrooms, 1 Bathroom

Offers In Excess Of £295,000

- Character 1930's built semi detached
- Three bedrooms plus attic conversion
- Two reception rooms and extended kitchen
- Delightful presentation throughout

THE PROPERTY AND TOWN Delightfully presented 1930's built semi detached home that benefits from an extended kitchen and attic conversion. Brimming with character, the gas centrally heated and double glazed accommodation briefly comprises entrance hall, sitting room, dining room and kitchen. To the first floor, three bedrooms and bathroom. An attic conversion was undertaken in 1991. Externally there is off road parking and a good sized garden to the rear. Eastway itself is conveniently located for the centre of Castle Donington and both infant and senior schools.

Castle Donington itself is a vibrant location with a high standard of amenities including shops, post office, doctors surgery, pharmacy, super markets, pubs and restaurants. For the commuter East Midlands airport, Parkway railway 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.

ACCOMMODATION

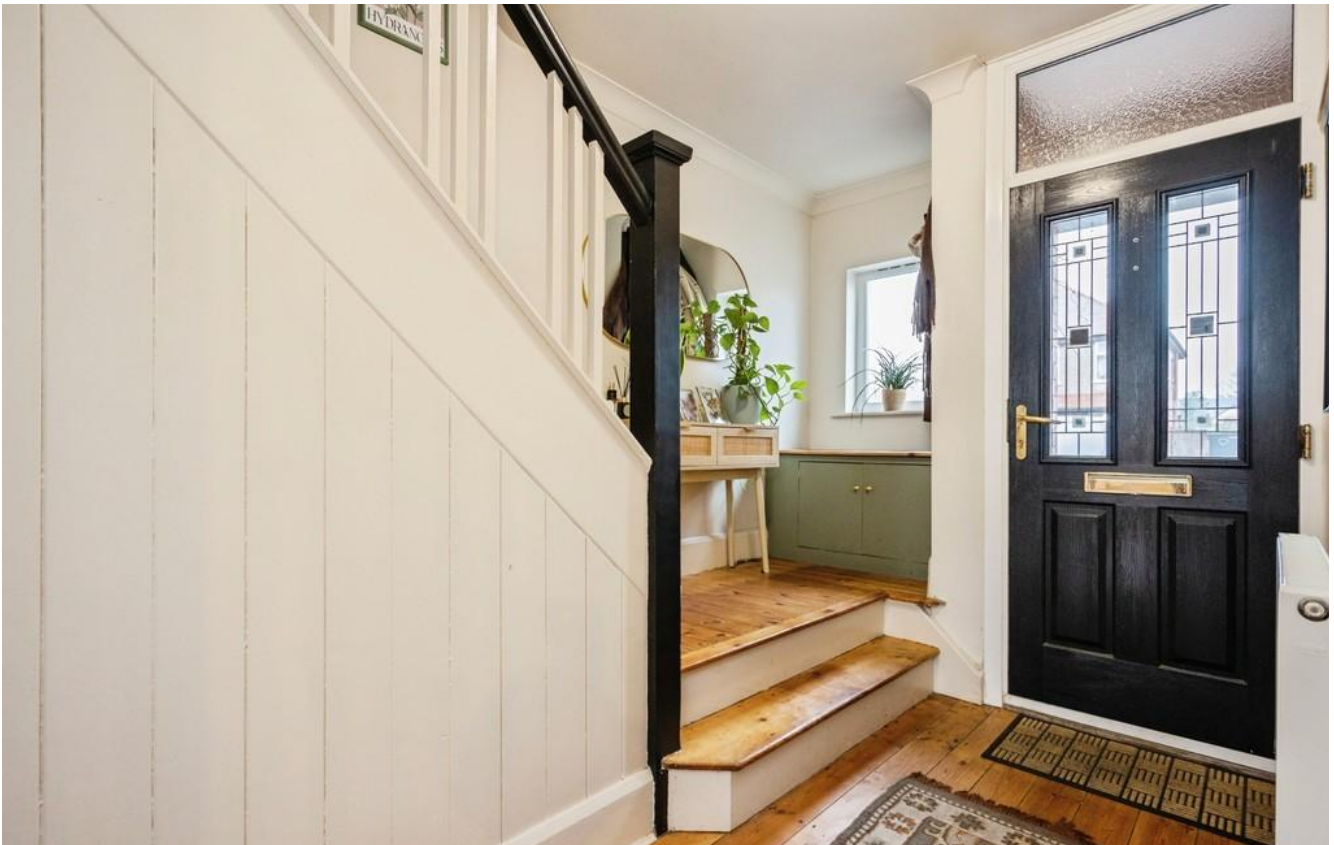
GROUND FLOOR

ENTRANCE HALL Accessed via a composite and glazed door. Opaque uPVC framed double glazed window to the front elevation, stairs rising to the first floor, understairs storage cupboard, central heating radiator, exposed timber floor.

SITTING ROOM 12' 3" x 11' 10" (3.73m x 3.61 to baym) With uPVC framed double glazed window to the front elevation, central heating radiator, multi fuel stove inset within the part exposed brick chimney breast, tiled hearth. Exposed timber floor, sliding doors opening to the dining room.

DINING ROOM 12' 7" x 11' 10" (3.84m x 3.61m) With





uPVC framed double glazed patio doors opening to the exterior, central heating radiator, exposed timber floor.

KITCHEN 16' 7" x 7' 2" (5.05m x 2.18m) Including a range of units at eye and base level providing work surface, storage and appliance space. One ans a quarter bowl sink unit with mixer tap over, five hob with extractor hood over, electric oven, plumbing for washing machine and dishwasher, uPVC framed double glazed window to side and rear elevations, door opening to the exterior.

FIRST FLOOR

LANDING With paddle step staircase rising to the first floor, uPVC framed double glazed window to the side elevation, exposed timber floor.

BEDROOM ONE 12' 6" x 11' 10" (3.81m x 3.61m) With uPVC framed double glazed window to the rear elevation, central heating radiator, fitted wardrobe, exposed timber floor, picture rail.

BEDROOM TWO 11' 9" x 10' 6" (3.58m x 3.2m) With uPVC framed double glazed window to the front elevation, central heating radiator, exposed timber floor, picture rail.

BEDROOM THREE 7' 4" x 7' 3" (2.24m x 2.21m) With uPVC framed double glazed window to the front elevation, central heating radiator, exposed timber floor.

BATHROOM Comprising a suite in white of free standing bath with mains fed shower over, wash hand basin and W.C. Opaque uPVC framed double glazed window to the rear elevation, tiled walls.

SECOND FLOOR

LANDING With roof light and gas wall heater (not tested).



ATTIC ROOM 14' 6" x 10' 6" (4.42m x 3.2m) With restricted head height due to the pitch of the ceiling. Roof light. Central heating radiator.

OUTSIDE The property is set back from the road behind off street parking. To the rear an area o patio and beyond this a good sized lawned garden incorporating a shed and vegetable patch beyond.

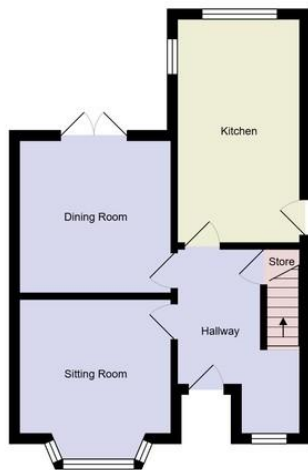


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

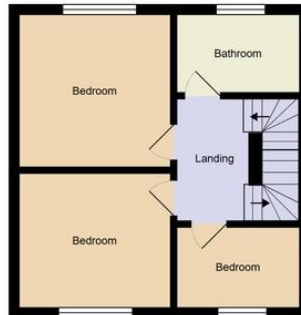
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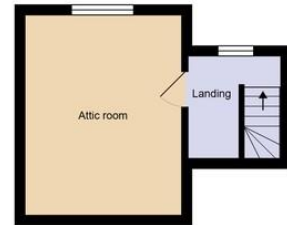
Eastway, Castle Donington, DE74 2PN



Ground floor



First floor



Attic room

Castle Donington

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.