



## 25 Market Street

Castle Donington, Castle Donington, DE74 2JB

£599,950



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## ACCOMMODATION

### ENCLOSED PORCH

With steps leading to original front door into porch with further internal wooden framed door.

### ENTRANCE HALL

With stairs rising to the first floor, original Georgian handrail with barley twisted spindles. cast iron central heating radiator, coving to ceiling, featured lighting and tiled parquet flooring.

### Living Room

Two sash windows to the front and side elevation with wooden shutters, cast iron gas central heating radiator, marble feature fire surround with Chesney log burner, original wooden flooring and panelling to walls, feature lighting.

### Office / Study

With sash window to front and side elevation feature stained glass window, gas central heating radiator, original fireplace, coving to ceiling, original wooden flooring

### Open Kitchen Diner

Having window to side elevation, gas central heating radiator, original beams, ample space for dining, Amtico flooring and step leading down to kitchen. Having further windows to side elevation and double doors leading to courtyard, apex windows to ceiling, underfloor heating throughout, contemporary wall and base units with quartz worktops, SMEG double oven, SMEG five ringed gas burner with extractor hood over, integrated fridge freezer, dishwasher, plate warmer, Belfast sink, central island with oak worktops, integrated wine fridge and ceiling spotlights

### LARGE VAULTED MULTI ROOM CELLAR

With power and light.

### Utility

With contemporary base units with complimenting work surfaces, plumbing for washing machine and ample space for tumble dryer, original beams, composite door leading to W.C., storage area, Amtico flooring

### Cloakroom

Having a hand wash basin, low level W.C., original beams, storage cupboard housing combi boiler, Amtico flooring.

## FIRST FLOOR

### LANDING

Full length window to side elevation, gas central heating radiator and feature lighting

### Bedroom Three

With window to side elevation, gas central heating radiator, feature lighting

### Stunning Family Bathroom

With sash window to side elevation, vanity unit housing wash hand basin, low level W.C., designer freestanding bath with feature taps and shower, featured towel rail, Georgian styled tiled flooring.

### Bedroom Two

Double sash windows to the front elevation, cast iron gas central heating radiator.

### En-Suite

Opaque window to side elevation, gas central heating radiator with towel rail, pedestal hand wash basin, low level W.C. shower cubical with waterfall shower unit, tiled flooring.

### Bedroom Four

With sash window to front elevation, one further sash windows to side elevation, feature frosted glass window, gas central heating radiator.

### Stairs Leading to Second Floor

### Second Floor Landing

With two windows to the rear elevation, feature lighting, gas central heating radiator.

### En-Suite

With windows to front and side elevation, cast iron radiator and two towel rails, two vanity hand wash basins, low level W.C., freestanding roll top bath, walk in shower with waterfall shower unit, feature lighting, chequered tiled flooring.

### Bedroom One

With sash windows to front and side elevations, gas central heating radiator, original fireplace, feature lighting

### Bedroom Five / Dressing Room

With sash window to front elevation, gas central heating radiator, built in storage cupboard, secret door leading to walk in wardrobe with lighting.

### Outside

Having access via double gates to block paved driveway with multiple parking, outside lighting, original steps giving access to the open plan kitchen diner.

### Rear Garden

Having tiered garden over three levels, lawn area, paved patio, entertainment area, outside tap and summer house

### MONEY LAUNDERING REGULATIONS - MONEY LAUNDERING REGULATIONS -

1. 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 as approximate measurements.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Marble Property Services has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6. Marble Property Services has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

### Disclaimer & Anti-Money Laundering (AML) Notice

All measurements, areas and floorplans are provided for guidance only and should not be relied upon as statements of fact. Fixtures, fittings and appliances have not been tested and no guarantee is given as to their working order. These particulars do not constitute part of an offer or contract. All information is provided in good faith but is not guaranteed to be accurate and should be independently verified. Photographs and descriptions are for illustrative purposes only and may not reflect current conditions. The property is subject to availability and may be withdrawn or altered without notice.

In accordance with current Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification and proof of address at a later stage of the transaction. Electronic identity verification and source of funds checks may also be carried out once an offer has been accepted.



## Road Map



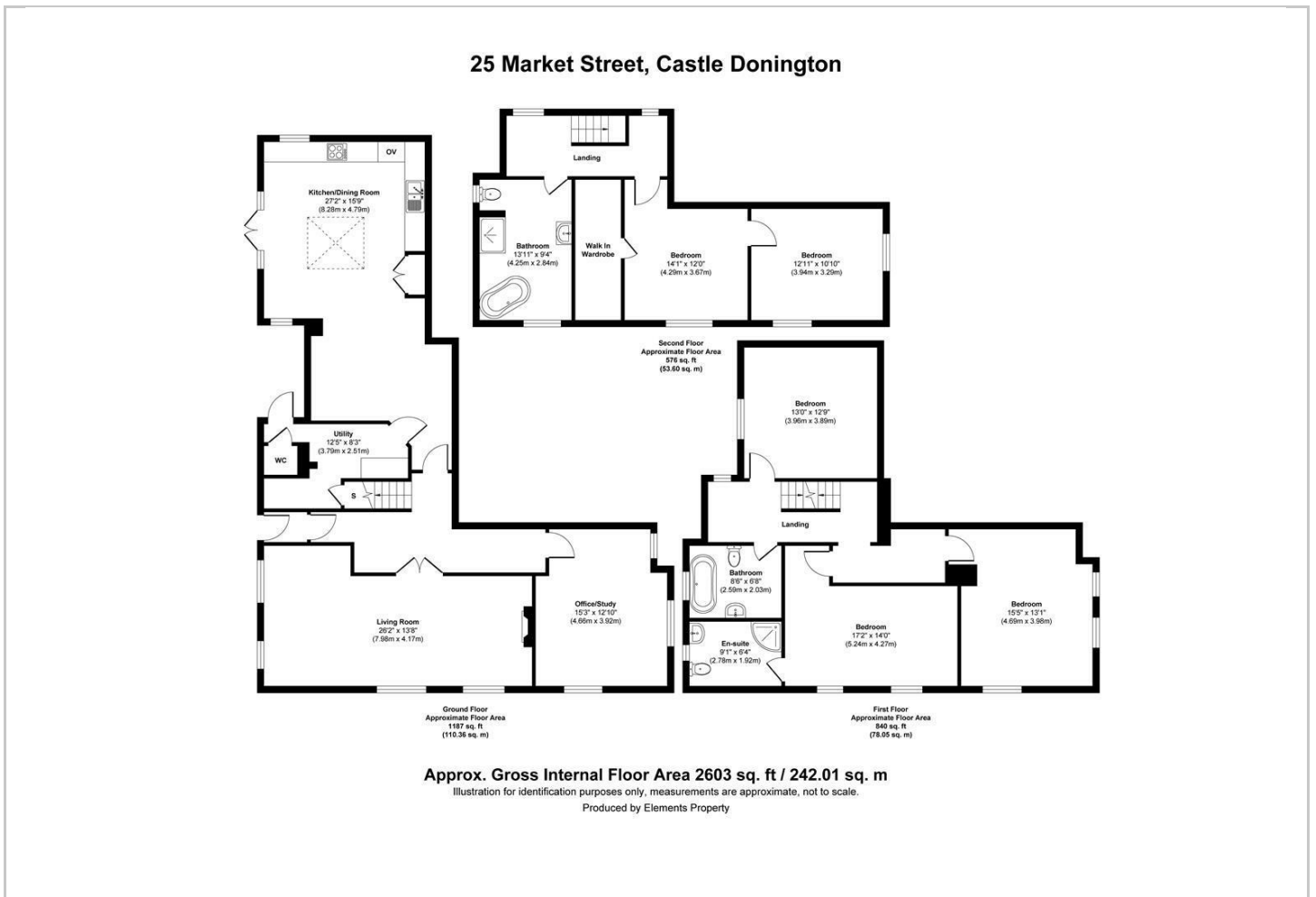
## Hybrid Map



## Terrain Map



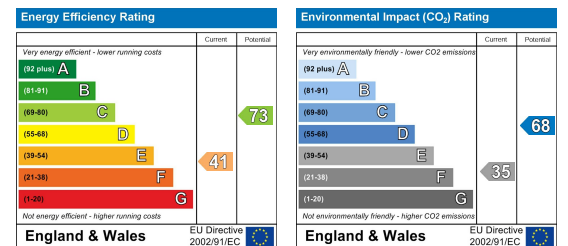
## Floor Plan



## Viewing

Please contact our Marble Property Services Office on 01332 811333 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.