

## 55 Hastings Street, Derby, DE74 2LS

**Offers In The Region Of £210,000**

With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

Castle Donington is a vibrant community with a rich history, offering a range of local amenities, including shops, schools, and parks. The area is well-connected, making it easy to commute to nearby towns and cities. This home presents an excellent opportunity for those looking to settle in a friendly neighbourhood with a strong sense of community.

In summary, this semi-detached house on Hastings Street is a wonderful opportunity for anyone seeking a comfortable and spacious home in Castle Donington. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own.

### Front Aspect

With established shrubbery boundary, slabbed driveway for multiple vehicles, laid AstroTurf, brick built porch.

### Entrance Hallway

Entrance via wooden door, gas central heating radiator, under stair storage, tiled flooring, stairs rising to first floor.

### Kitchen Diner 12'1" x 13'10" (3.70m x 4.23m)

With a window to rear elevation, double patio door leading to rear garden, 1 1/2 stainless steel bowl with mixer tap, rangemaster oven and hob with overhead extractor fan, feature fireplace, island with storage, range of high and low cupboards, tiled flooring.

### Store Room 8'7" x 6'0" (2.62m x 1.84m)

With a frosted window to the side elevation, wooden door leading to side elevation, gas central heating radiator, laminated flooring, door leading to;

### Utility 8'3" x 6'0" (2.53m x 1.84m)

With a window to the rear elevation, plumbing for washing machine and ample space for tumble dryer, wall mounted Worcester boiler, gas central heating radiator, laminated flooring.

### Lounge 12'0" x 10'11" (3.66m x 3.33m)

With a window to the front elevation, electric fireplace with mantel and surround, gas central heating radiator, laminated flooring.

### Stairs Rising To First Floor

With a frosted window to the side elevation, access to loft, storage cupboard, gas central heating radiator

### Bedroom One 12'1" x 10'11" (3.70m x 3.33m)

With a window to the rear elevation, gas central heating radiator, carpeted flooring.

### Bedroom Two 12' x 10'11 (3.66m x 3.33m)

With a window to the front elevation, gas central heating radiator, laminated flooring.

### Bedroom Three 8'4 x 9 (2.54m x 2.74m)

With a window to the rear elevation, gas central heating radiator, carpeted flooring.

### Family Bathroom 8'6 x 6'1 (2.59m x 1.85m)

With a frosted window to the side elevation, low level W/C, hand wash basin with storage under, bath with wall mounted shower, tiled walls, laminated flooring.

### Rear Garden

With a decked paved entertainment area, laid lawn, composite decking pathway, established shrubbery,

access to the lean to and a gate leading to the front elevation.

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.

## Floor Plan

### GROUND FLOOR

APPROX. 46.0 SQ. METRES (494.8 SQ. FEET)



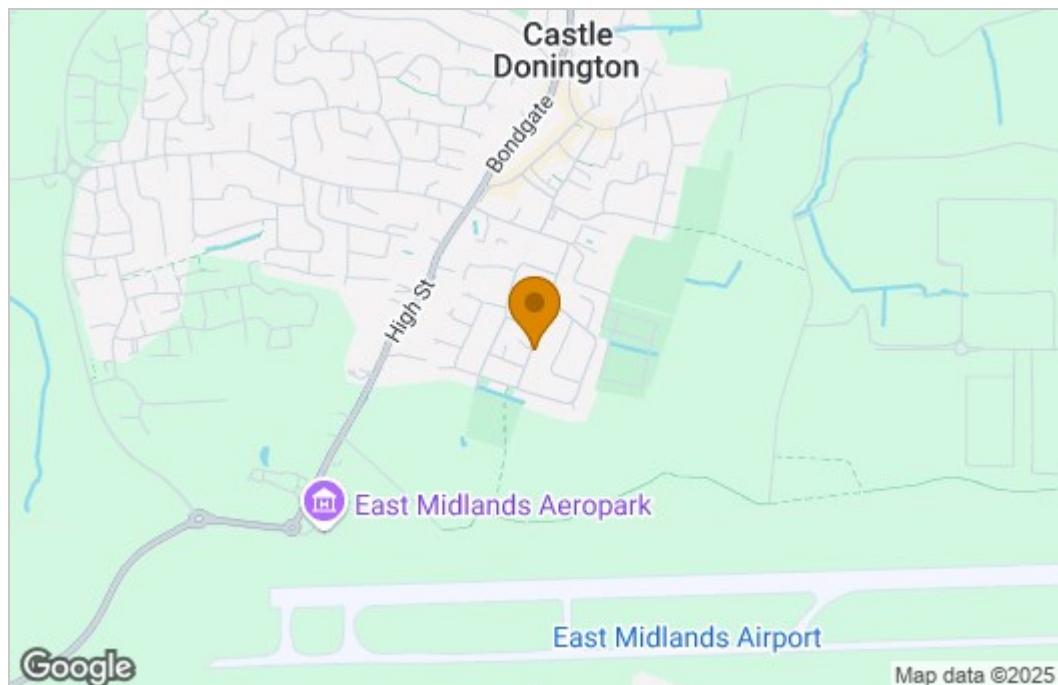
### FIRST FLOOR

APPROX. 46.0 SQ. METRES (494.8 SQ. FEET)

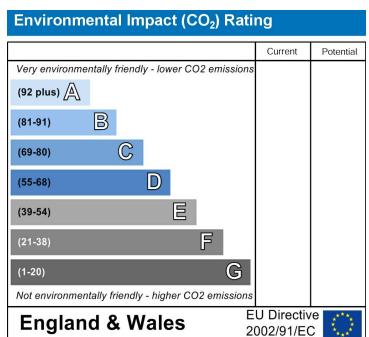
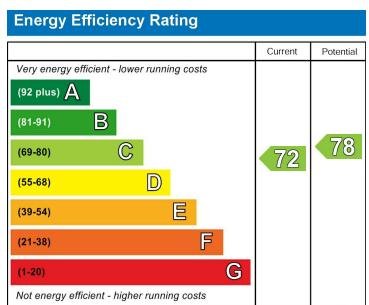


TOTAL AREA: APPROX. 91.9 SQ. METRES (989.6 SQ. FEET)

## Area Map



## 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.