



Hallam Fields  
Castle Donington Derby



## Property Description

A spacious and well maintained three-bedroom semi-detached house, boasting mature generous gardens. This fantastic home is well located within the popular village of Castle Donington and offers UPVC double glazing throughout and gas central heating. This property must be viewed to appreciate the generous plot and privacy it provides.

In brief the property comprises, Entrance hall, open plan lounge/kitchen/diner, utility room, three bedrooms and bathroom. Outside, With front and rear private gardens and driveway for several cars.

## Local Area

Castle Donington enjoys a high standard of amenities including the Co-op superstore, Post Office, doctor's surgery, public houses and other attractions such as local restaurants and bespoke retail shops, whilst being well placed for the commuter with East Midlands airport, Parkway railway station and major link roads. The property is close to local schools and the nearby Independent Elms Primary School and Trent College.

## Entrance

Having a front UPVC double-glazed entrance door with opaque double-glazed panel leading to: -

## Lounge/Diner/Kitchen

A beautiful open plan space which incorporates the lounge, dining room and kitchen.

## Lounge Area

Having a UPVC double glazed window to the front elevation, two central heating radiators, laminate flooring, stairs off to the first floor, opening to ornamental chimney breast with shelf over, door giving access to a useful understairs store for coats and shoe storage all shelved out with the laminate floor continuing into it.

## Dining Area

Having a further central heating radiator, laminate flooring continuing through, UPVC double glazed sliding patio doors to the rear giving access to the garden, room opens out to: -

## Kitchen

Having a range of matching base and wall units with roll edged laminated work surfaces over, single drainer one and a quarter bowl stainless steel sink unit with chrome mixer tap over, two UPVC double glazed windows to the rear giving aspect over the garden, ceramic tiled splashbacks, vinyl tiled flooring, integrated electric fan assisted oven, electric hob and extractor fan, concealed under unit lighting, integrated under unit fridge, breakfast seating to the work surface from the kitchen, UPVC double glazed door to the side elevation giving access to the side driveway, further panelled door to: -

## Utility Room

Having space for a fridge freezer, space and plumbing for an automatic washing machine, wall mounted Baxi boiler provides domestic hot water and central heating, UPVC double glazed opaque window to the side elevation, the flooring continues through from the kitchen.

## First Floor Landing

To the half landing height is a UPVC double glazed window to the side elevation, the landing has loft access with a pull-down loft ladder to a boarded, insulated loft, generous airing cupboard with slatted shelving for ease of storage, carpeted flooring.

## Bedroom

A good-sized double bedroom with UPVC double glazed windows to the front elevation, central heating radiator, carpeted flooring.

## Bedroom

A good-sized double bedroom with UPVC double glazed windows to the rear elevation giving aspect over the rear garden, central heating radiator, carpeted flooring.

## Bedroom

Having UPVC double glazed window to the rear elevation, central heating radiator, carpeted flooring.

## Bathroom

Having a four-piece white suite comprising panelled bath with chrome mixer tap over, pedestal wash hand basin with chrome mixer tap over, low level WC, corner glazed shower cubicle, fully tiled walls and laminate flooring, UPVC double glazed opaque window to the side elevation, inset spotlights to the ceiling.

## Outside

The property is set well back from the road beyond a privet hedge, having a shaped lawned front garden, herringbone block paved path and driveway to the side of the property which gives off road parking for two to three vehicles down the side and is flanked by further lawn inset with shrubs,

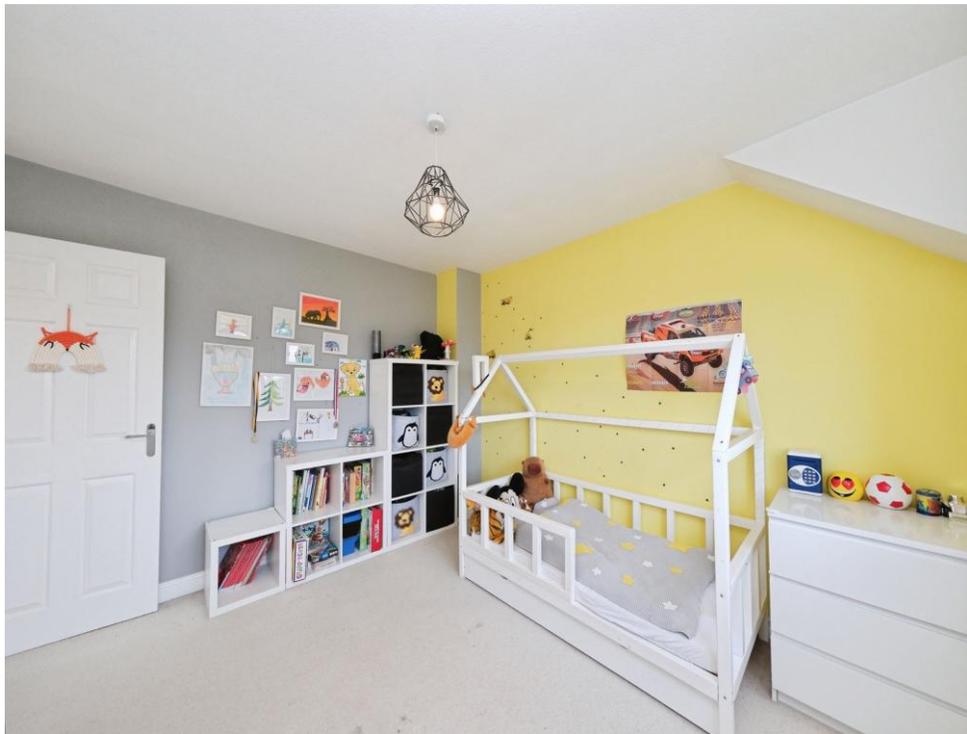
## Front

The property is set well back from the road beyond a privet hedge, having a shaped lawned front garden, herringbone block paved path and driveway to the side of the property which gives off road parking for two to three vehicles down the side and is flanked by further lawn inset with shrubs, having a covered storm porch to the front door area with quarry tiled flooring.

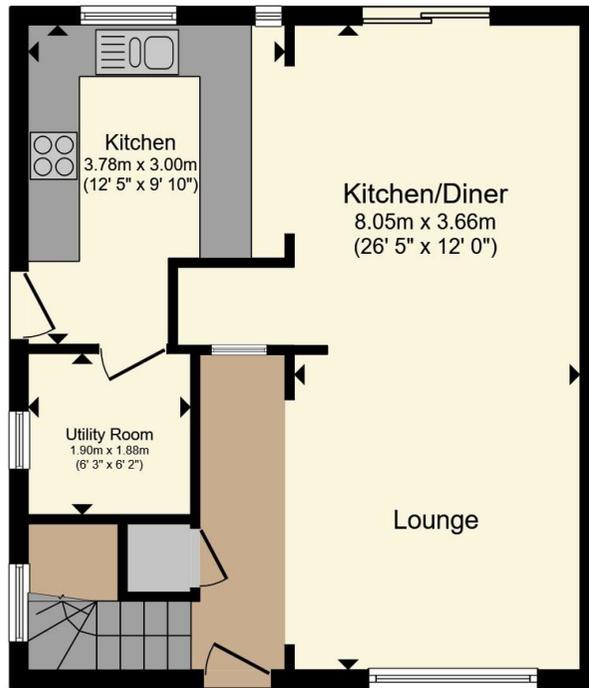
## Rear Garden

Having gate and fence to the rear, outside lighting to the side, leading to a good sized rear garden enclosed with fencing, large paved patio beyond the property, outside lighting, outside tap, paved steps leading to a raised lawned area, paving and slate chippings down the side of the lawn, large timber shed to the rear of the garden to be included in the sale, feature brick retaining wall which takes us to the raised level of the lawn.

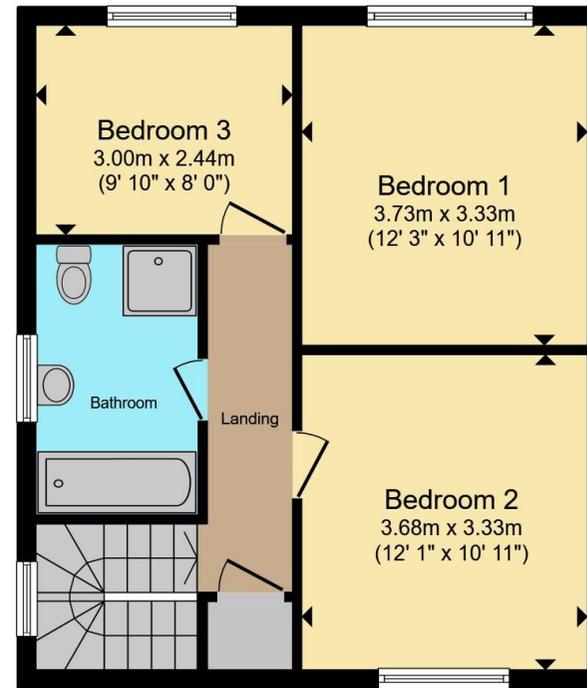








**Ground Floor**



**First Floor**

Total floor area 96.4 m<sup>2</sup> (1,037 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref: MEL205312 - 0004

Tenure:Freehold EPC Rating: C Council Tax Band: B

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