



MELBOURNE
Sales & Lets

Geraldine Way, Derbyshire, DE74 0AE
£275,000

9 Geraldine Way, Castle Donnington, Derbyshire, DE74 0AE

Modern Three-Bedroom Home – Geraldine Way, Castle Donnington

This beautifully presented three-bedroom home on the highly sought-after Geraldine Way offers stylish, modern living in a prime Castle Donnington location — perfect for first-time buyers, growing families, or investors.

The ground floor boasts a contemporary fitted kitchen with ample storage and workspace, a bright and spacious lounge ideal for relaxing or entertaining, and a convenient downstairs WC. Upstairs, you'll find three well-proportioned bedrooms along with a sleek, modern family bathroom finished to a high standard.

Externally, the property benefits from a private, enclosed rear garden — ideal for outdoor dining or family time — plus a driveway providing valuable off-road parking.

Positioned within easy reach of local amenities, reputable schools, and excellent transport links, this home combines comfort, convenience, and modern style in one attractive package.



Tenure

Freehold

this agent's employment has the authority to make or give any representation or warranty in respect of the

Council Tax Band

North West Leicestershire Council

Hours Of Business

Our office is open Monday to Friday 9am - 5.30pm

Council Tax Band : C

Saturday 10am - 3:30pm.

Viewings

Please contact David, Julie or Henry at our office to arrange your viewing.

All viewings are by appointment only.

Valuations

If you have a property to sell please contact us to arrange your free valuation.

We can be contacted Monday - Friday 9am - 5pm or

Saturdays 9am - 4pm.

Fixtures, Fittings & Appliances

The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order.

Photographs

Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Measurements

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

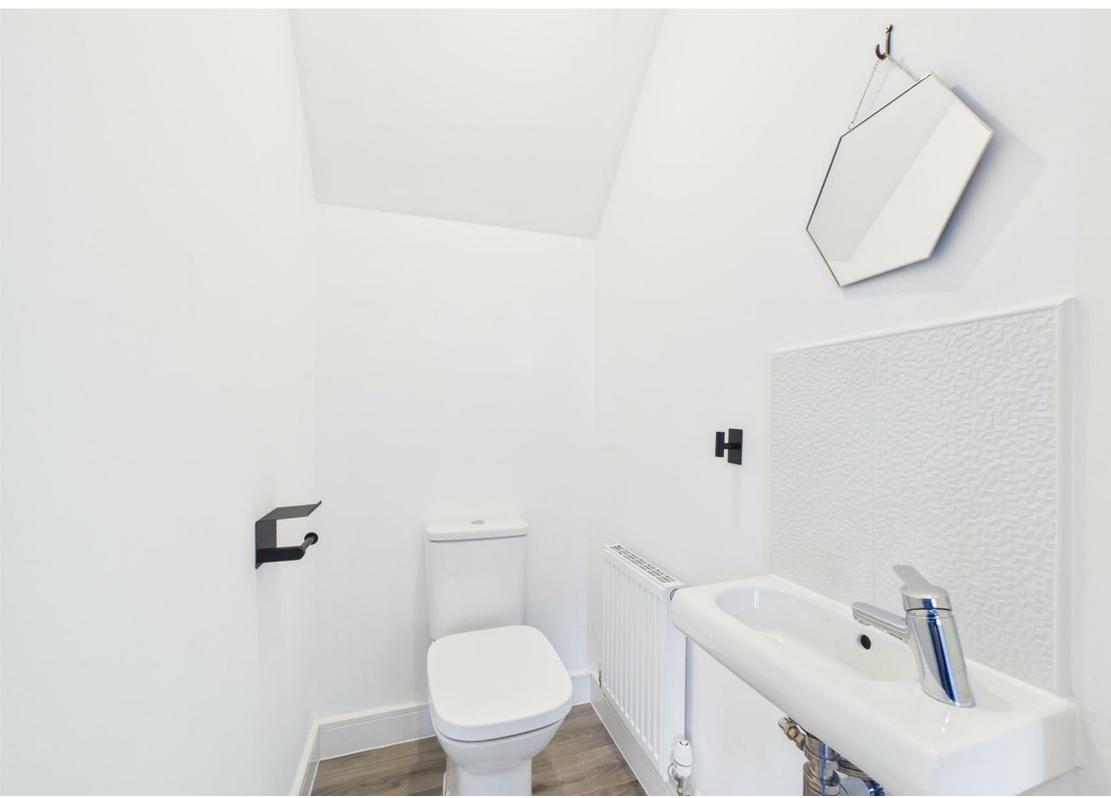
Money Laundering

Where an offer is successfully put forward we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and a recent utility bill to prove residence.

This evidence will be required prior to solicitors being instructed.

General Note

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 these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in







Floor 0



Floor 1

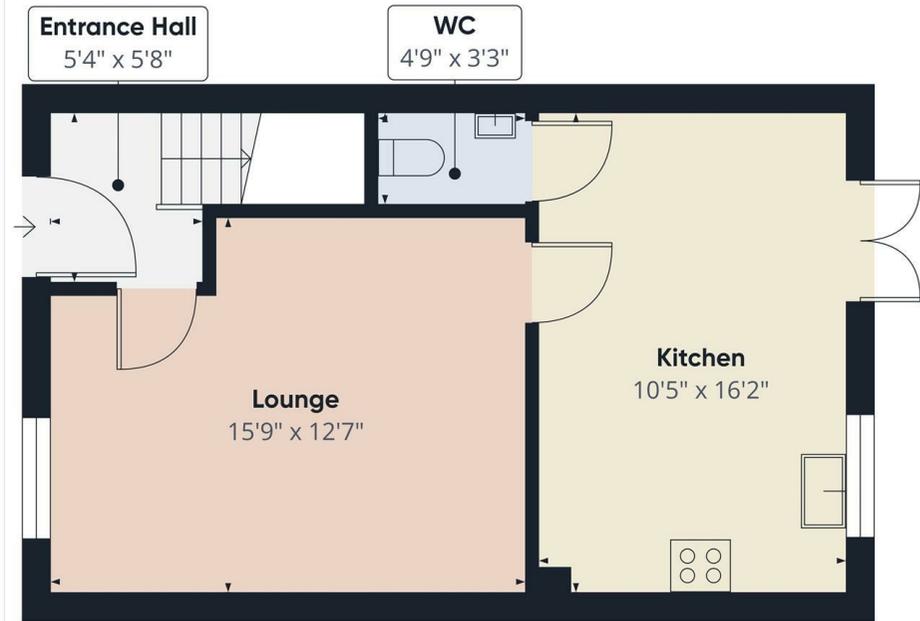


Approximate total area^m
823 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



Approximate total area^m
425 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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