





\*\*\*\* NO UPWARD CHAIN\*\*\*\* This is a great opportunity to purchase a well presented modern property in the highly regarded village of Castle Donington. In brief the property offers a hallway with guest cloakroom, lounge, dining room, fitted breakfast kitchen and a upvc double glazed conservatory. Three first floor bedrooms, master with an en suite shower room and a family bathroom. Front and rear gardens, drive and a single garage with double rear doors onto garden. INTERNAL VIEWING IS HIGHLY RECOMMENDED



## HALL

Entrance door into the hall with stairs to the first floor, radiator, storage cupboard and doors to -

## CLOAKROOM

Low flush wc, wash hand basin with storage under, radiator and upvc double glazed window.

## LOUNGE

Feature fire place with modern surround and electric fire, radiator and upvc double glazed window.

## DINING ROOM

Radiator and doors into the conservatory.

## CONSERVATORY

Upvc double glazed window and doors onto the garden.

## KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Space for a cooker and fridge freezer, plumbing and space for a washing machine, radiator and upvc double glazed window.

## FIRST FLOOR LANDING

Airing cupboard, loft access and upvc double glazed window.

## BEDROOM 1

Upvc double glazed window and a radiator.

## EN SUITE

Enclosed shower, low flush wc, wash hand basin with storage under, radiator.



## BEDROOM 2

Upvc double glazed window and radiator.

## BEDROOM 3

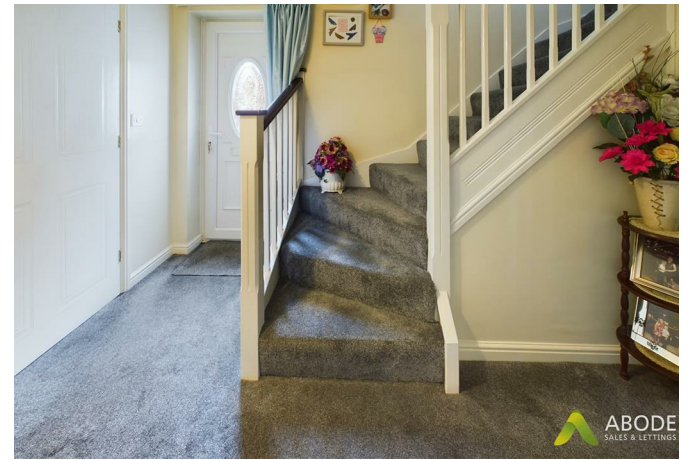
Upvc double glazed window and radiator.

## BATHROOM

Panel enclosed bath with a mixer tap and hand held shower head, wash hand basin with storage under, radiator and upvc double glazed window.

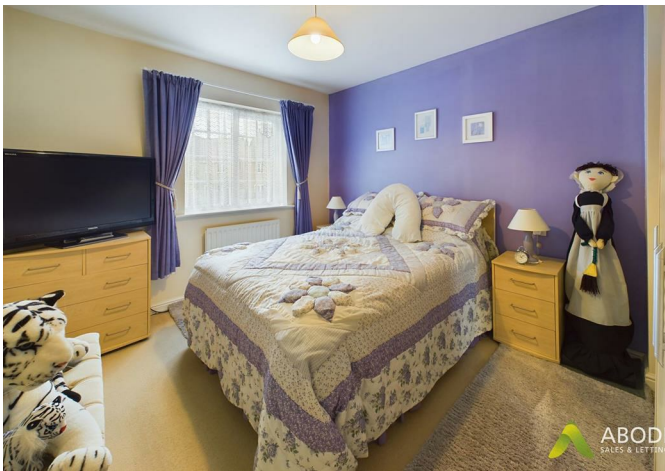
## OUTSIDE







A front lawn and drive up to a single garage with up and over door, power, light and double doors onto the garden. A desirable south facing rear garden which offers a paved patio area, lawn, established plants and shrubs and a garden shed.















Approximate total area<sup>(1)</sup>

48.6 m<sup>2</sup>

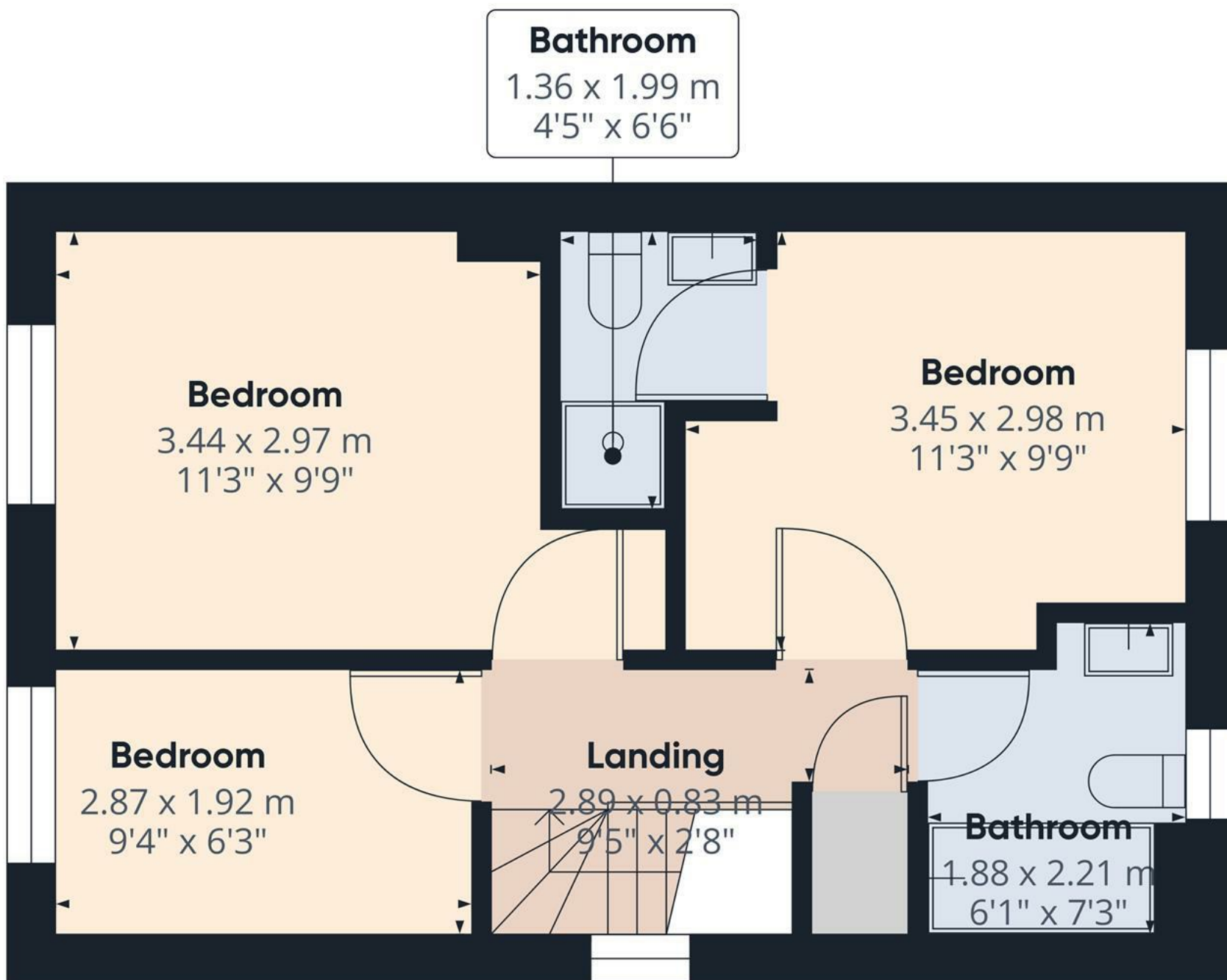
523.12 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 0



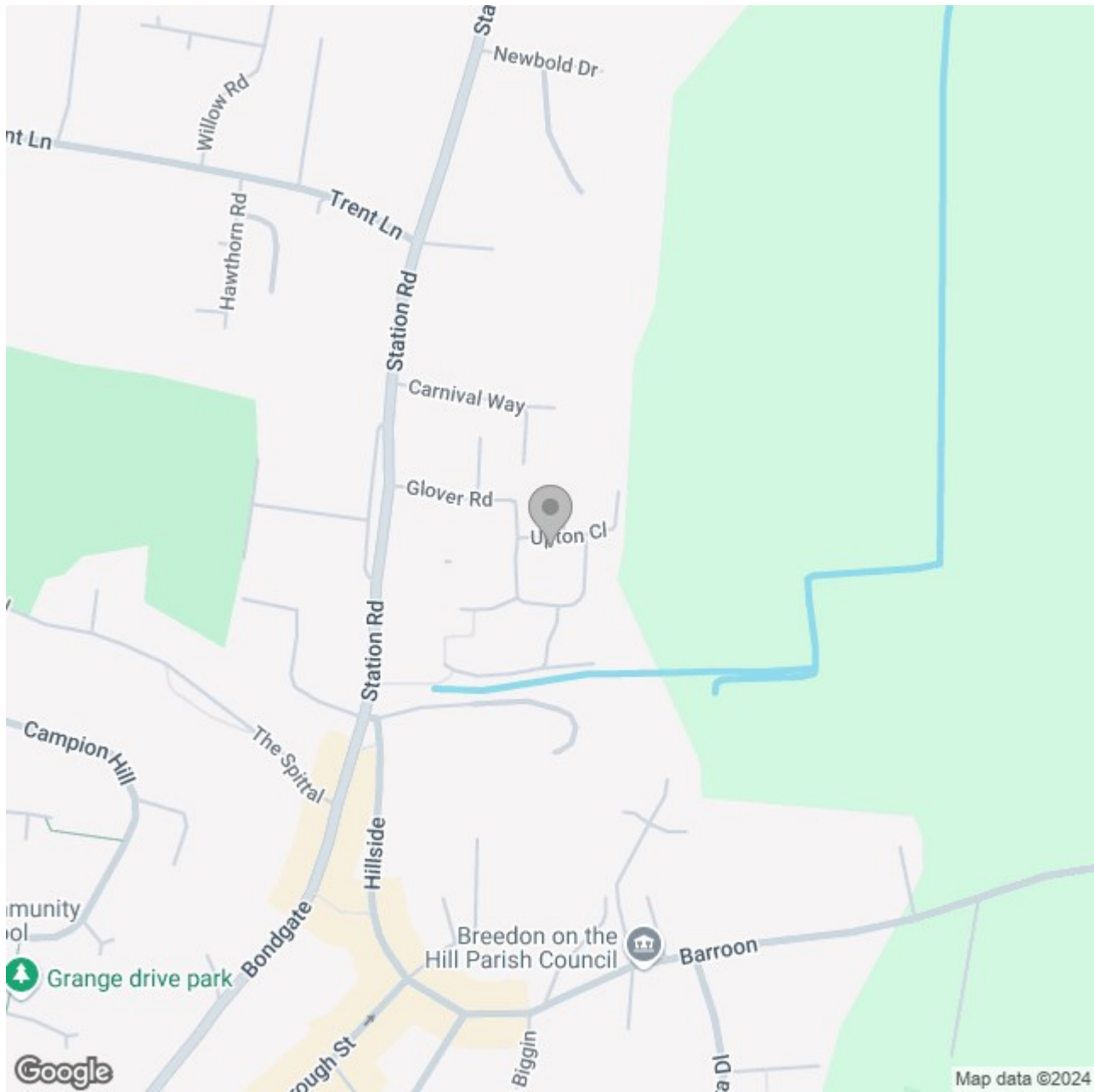
Approximate total area<sup>(1)</sup>  
35.14 m<sup>2</sup>  
378.29 ft<sup>2</sup>

(1) Excluding balconies and terraces.

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Floor 1



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	