





\*\*\*\* 6 STABLES APPROX 1.3 ACRE PLOT  
\*\*\*\* NEW DETACHED TWO BEDROOM ANNEX \*\*\*\* This is a great opportunity to buy a 4 double bedroom property set on a lovely plot in the heart of Castle Donington. In brief the property offers an entrance hall, open plan living and dining kitchen with bifold doors onto the garden. Utility room, bathroom and three double bedrooms on the ground floor. The first floor offers a study or dressing area and a master bedroom with en suite shower. Ample parking to the front and a rear garden which is mainly laid to lawn, a further paddock, 6 stables and large outbuilding and a detached 2 bedroom annex.



## HALL

Entrance door into the hall with a radiator and doors to -

## OPEN PLAN LIVING & DINING KITCHEN

Impressive space with a lounge area having a feature log burner. High specification kitchen with fitted wall mounted, base and drawer units, work surfaces and an island with breakfast bar. Space for a range style cooker with fitted extractor, integrated dishwasher and space for an American style fridge freezer. Upvc double glazed windows and bifold doors offering views over the garden. Stairs to the first floor, door to the side garden and a door to the utility room.

## UTILITY ROOM

Fitted units with work surface and sink and drainer unit. Plumbing and space for a washing machine and further appliance spaces. Radiator, door to the garden and a door to a potential cloakroom or storage.

## BEDROOM

Upvc double glazed window and radiator.

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Upvc double glazed window and radiator.

## BEDROOM/RECEPTION ROOM

Windows and door to the side and radiator.

## BATHROOM

Panel enclosed bath and a double enclosed shower cubicle, low flush wc, wash hand basin, radiator and upvc double glazed window.



## FIRST FLOOR LANDING

Good space for a study or dressing area, door to the master bedroom.

## MASTER BEDROOM

Three sky light windows and two radiators.

## EN SUITE

Enclosed shower, low flush wc, wash hand basin, radiator, sky light window and eaves storage cupboard.







## ANNEX

New detached annex.

## HALL

Entrance door into the hall with storage cupboard and open through to -

## LIVING & KITCHEN AREA

Fitted kitchen with work surfaces, sink and drainer unit, fitted double oven and hob, integrated fridge freezer. Windows and doors onto the garden and electric radiator.

## BEDROOM 1

Window and electric radiator.

## BEDROOM 2

Window and electric radiator.

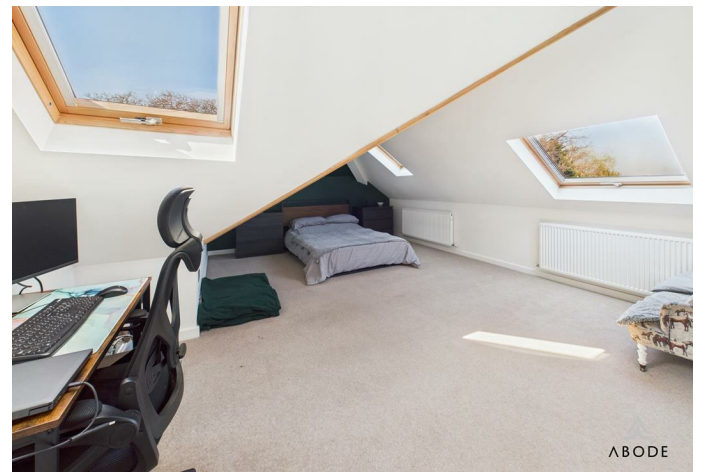
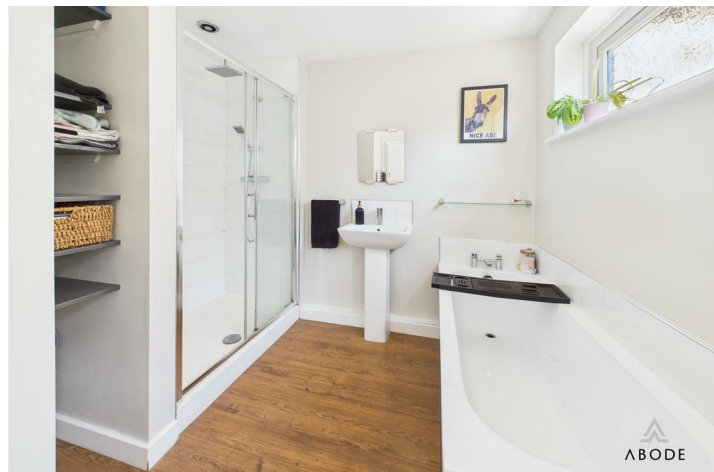
## BATHROOM

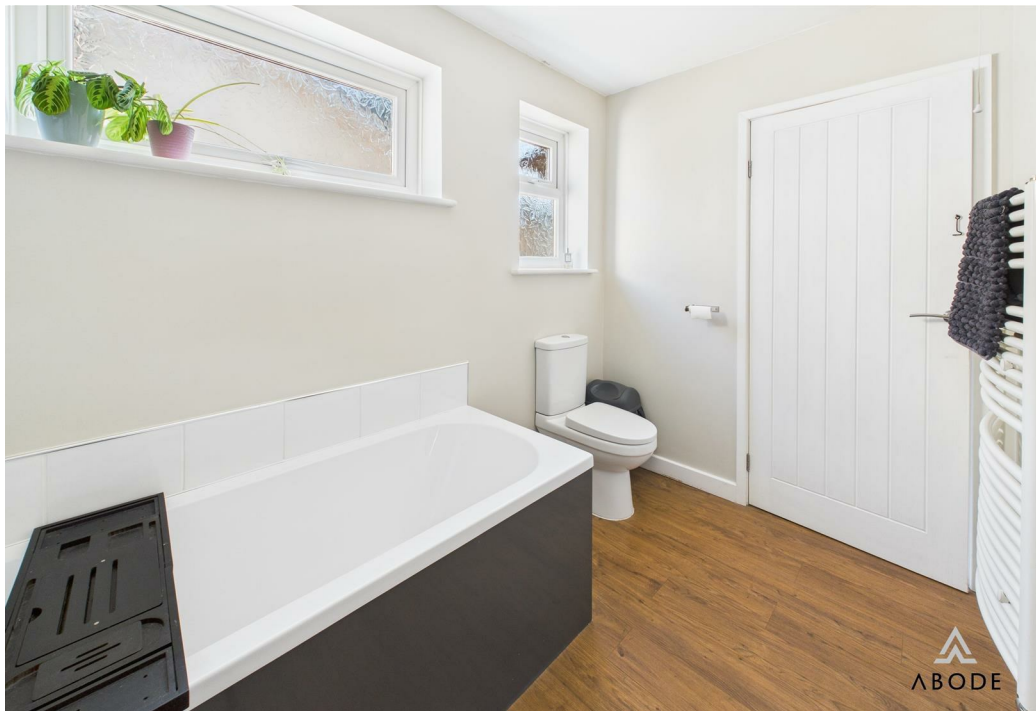
Panel enclosed bath and a walk in shower, wash hand basin, low flush wc, radiator and window.

## OUTSIDE

Ample parking for a number of vehicles to the front. Side gated access to the car garden offering a large block paved patio that sweeps round to the side. Extensive lawn, 6 stables and a hay store, further large workshop/outbuilding. Paddock with access to a field the current owner rents.



















Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

198.35 m<sup>2</sup>

2135.01 ft<sup>2</sup>

**Reduced headroom**

1.73 m<sup>2</sup>

18.67 ft<sup>2</sup>

(1) Excluding balconies and terraces

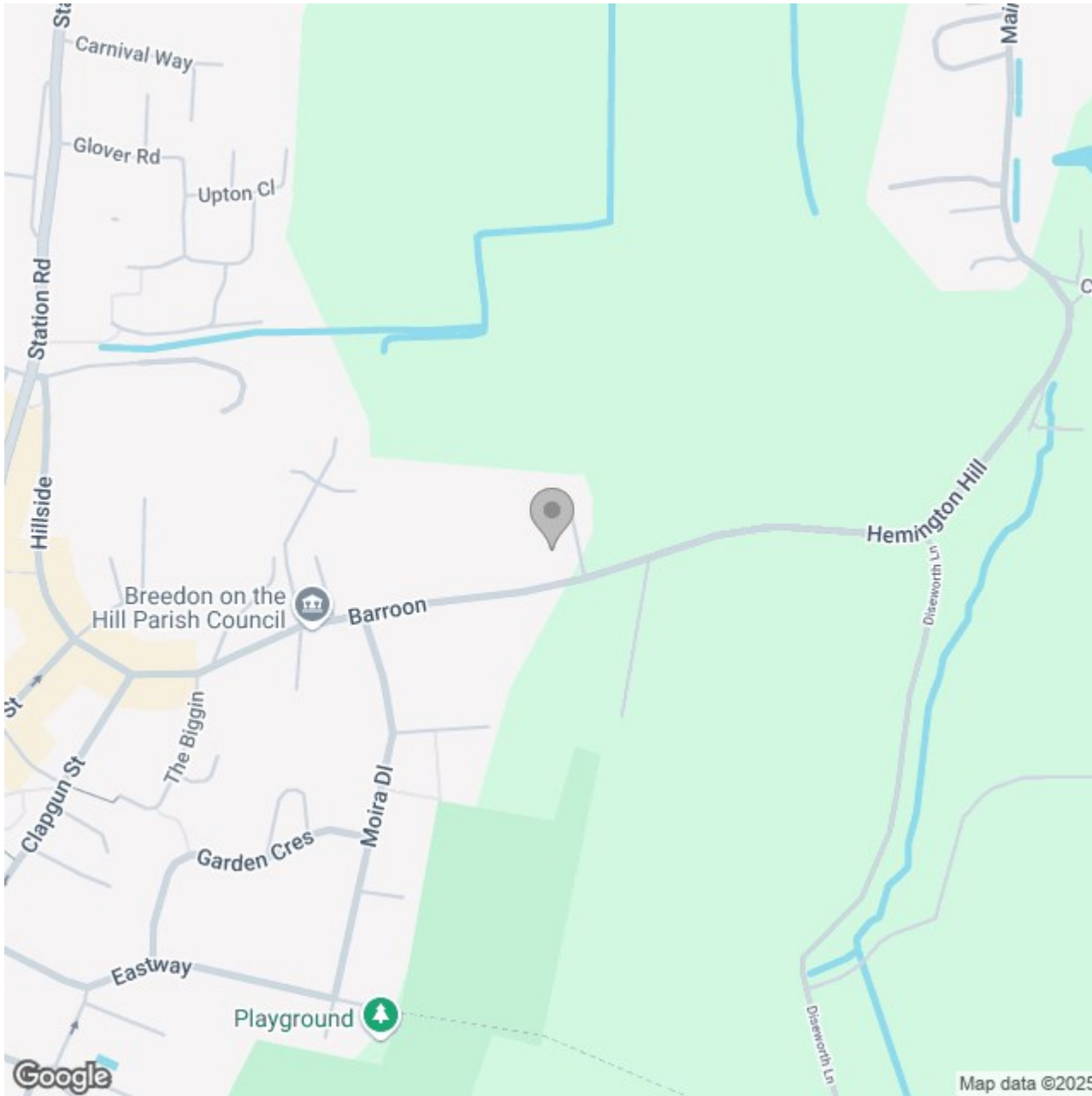
**Reduced headroom**

..... Below 1.5 m/5 ft

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	