





**** IMMACULATE EXTENDED FAMILY HOME IN A CORNER PLOT POSITION ****

Extremely well-presented property offering a range of upgrades and high specification fittings. Located in the popular village of Castle Donington this 2020 built detached property offers an entrance hall, guest cloakroom, study/family room, lounge with double doors through to a stunning kitchen and orangery dining area with two sets of French doors onto the garden and a full range of built in appliances. The first floor offers four good size bedrooms, master with wardrobes and an en suite shower room, family bathroom. Landscaped gardens, long drive and a single garage. INTERNAL VIEWING IS HIGHLY RECOMMENDED.



HALL

Entrance door into the hall with stairs to the first floor, cast iron style radiator, cloaks cupboard and doors to-

CLOAKROOM

Low flush wc, wash hand basin and a ladder style radiator.

LOUNGE

Upvc double glazed windows to the side and front elevations, radiator and double doors to the orangery.

STUDY/FAMILY ROOM

Feature upvc double glazed bay window to the side elevation and a upvc double glazed window to the front, radiator.

KITCHEN

Fully fitted high specification kitchen with wall mounted, base and drawer units, LED under lighting and work surfaces. Fitted electric double oven and a 5 ring induction hob with extractor. Integrated dishwasher, washing machine and fridge freezer, modern black sink and drainer with swan mixer tap. Upvc double glazed double doors onto the garden, radiator and open through to -

ORANGERY DINING ROOM

Newly fitted Anglian orangery offering a clear glass roof and upvc double glazed double doors onto the garden.

FIRST FLOOR LANDING

Loft access, airing cupboard and doors -



MASTER BEDROOM

Wardobes with smoked mirror doors, radiator and upvc double glazed window.

EN SUITE

Enclosed shower, low flush wc, wash hand basin and a chrome heated ladder style radiator.

BEDROOM 2

Three upvc double glazed windows, radiator and storage cupboard.







BEDROOM 3

Upvc double glazed window and a radiator.

BEDROOM 4

Upvc double glazed window and a radiator.

BATHROOM

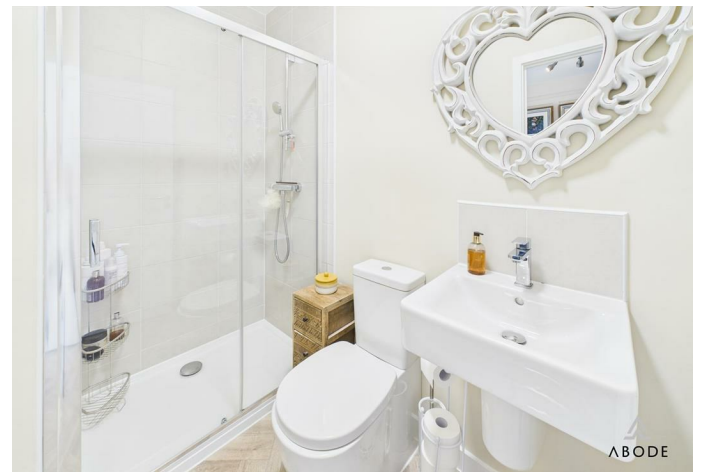
Panel enclosed bath with a shower and shower screen, low flush wc, wash hand basin, chrome heated towel radiator and a upvc double glazed window.

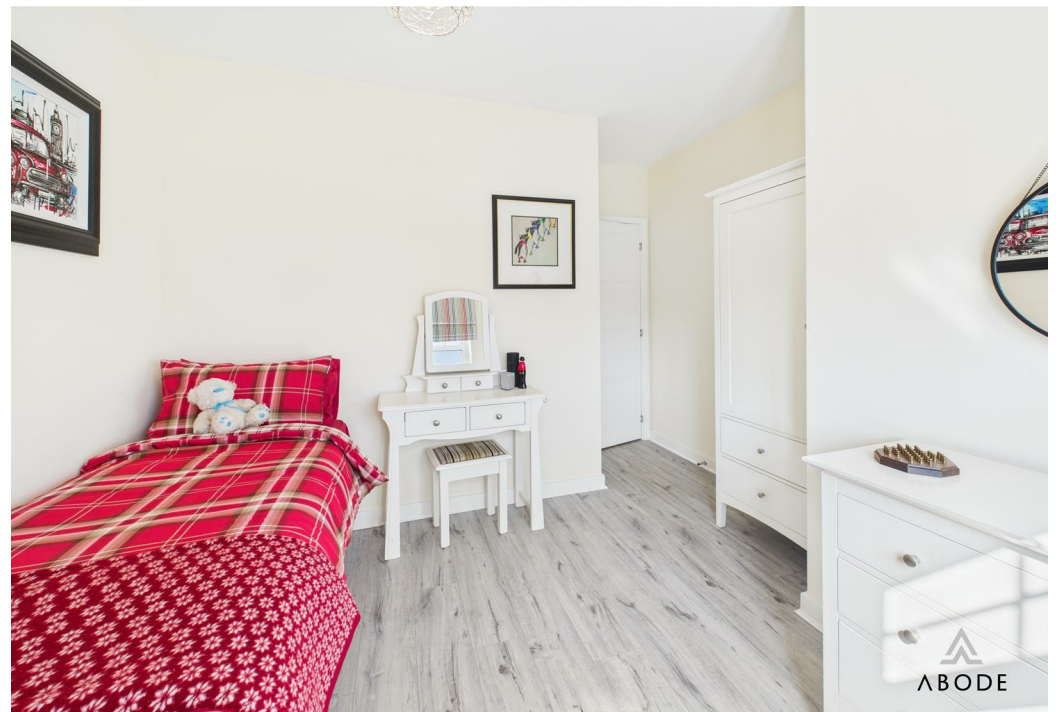
OUTSIDE

Good size corner plot with a long side drive and a single garage with electric. Landscaped enclosed rear garden offering paved seating areas, lawn with flowering borders and bin storage area.

EV charging point.



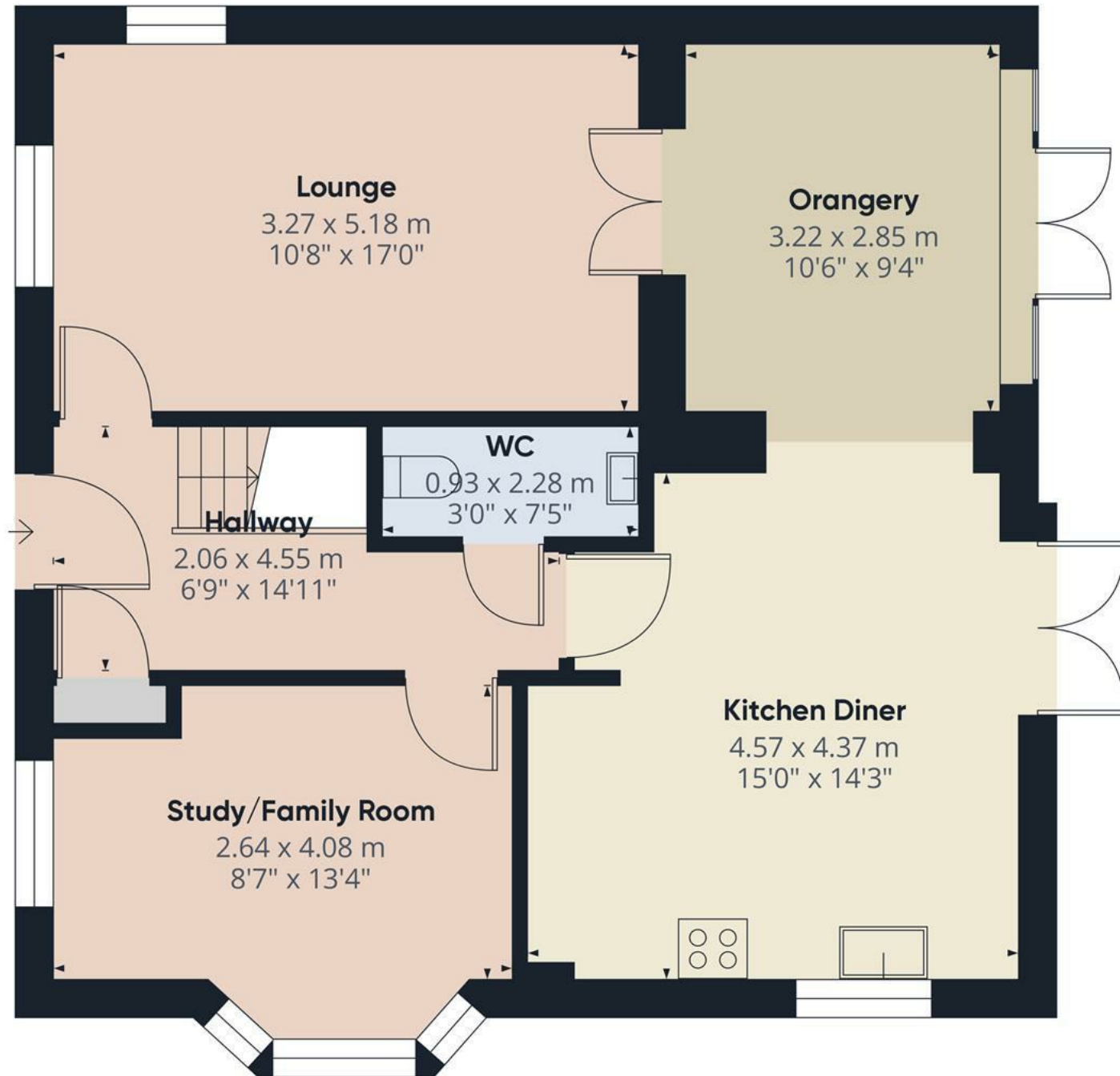












Floor 0

Approximate total area⁽¹⁾

68 m²

731.94 ft²

Reduced headroom

0.01 m²

0.09 ft²

(1) Excluding balconies and terraces

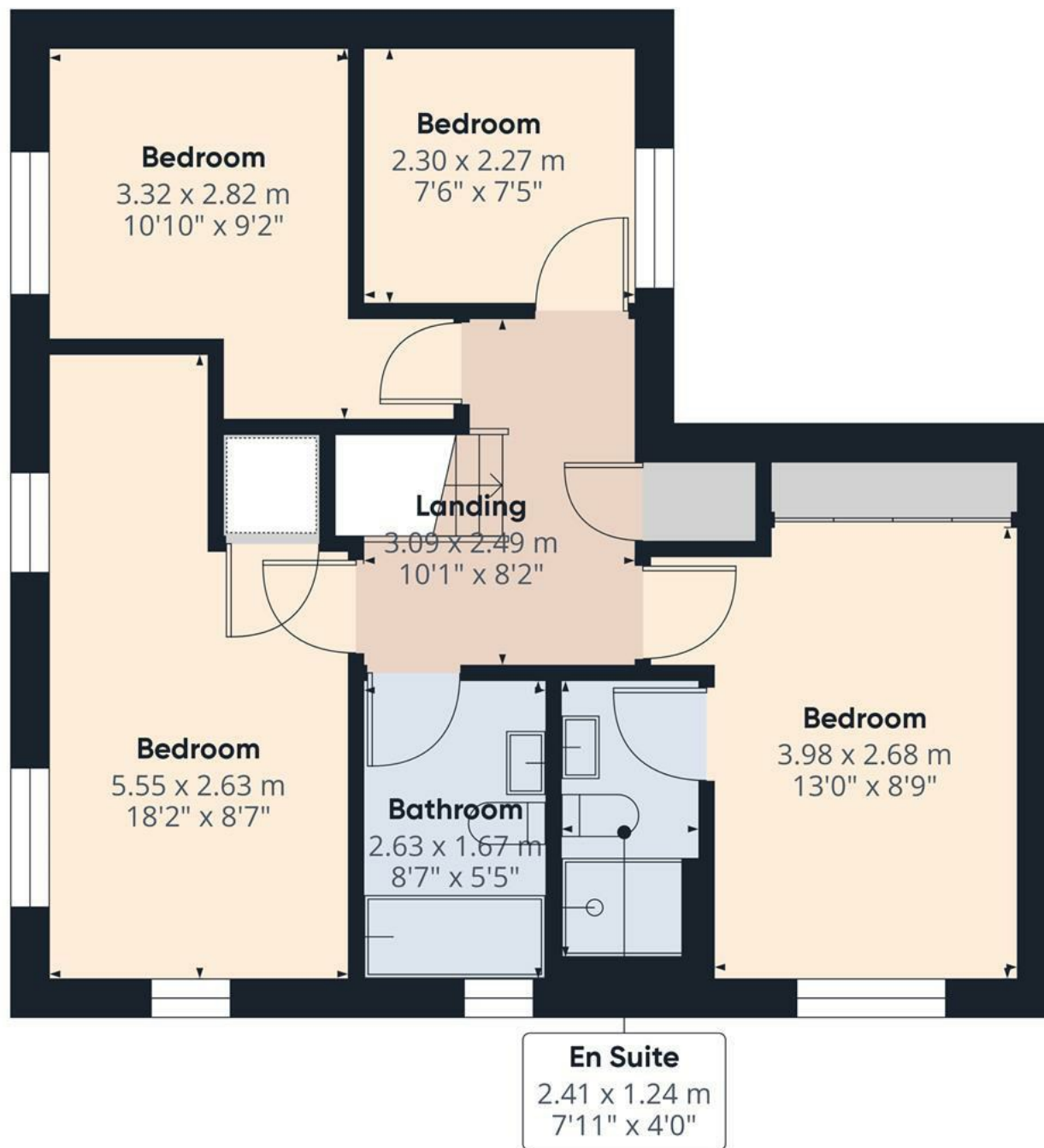
Reduced headroom

..... 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 are based on RICS IPMS 3C standard.

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Floor 1

Approximate total area⁽¹⁾

53.53 m²

576.21 ft²

(1) Excluding balconies and terraces

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