





**** FULL OF CHARACTER AND CHARM ***** FULLY RENOVATED TO BALANCE MODERN LIVING WITH ORIGINAL FEATURES **** Highly regarded position in the village of Castle Donington with open views to the front. Unique property designed to offer a perfect living and dining kitchen and a cosy first floor sitting room with views over green. Fitted kitchen with an island unit open through to a living/dining area with door onto the outdoor seating area. Utility area and a shower room. The first floor offers a double bedroom and a lounge. Street parking is available.



KITCHEN

Fitted wall mounted base and drawer units with solid wood work surfaces and matching island. Double sink and drainer unit with mixer tap, space for a range style cooker with fitted extractor hood. Plumbing and space for a dishwasher, space for a fridge freezer, exposed brick wall, timber framed double glazed sash window to the front, radiator and open though to -

LIVING/DINING SPACE

Under-stairs shelving area, aluminium frame double glazed door to the garden, tiled floor, radiator, stairs to the first floor and open into the utility area.

UTILITY

Plumbing and space for a washing machine, space for a tumble dryer, fitted storage and door to the shower room.

SHOWER ROOM

Walk-in shower, vanity sink unit with wash hand basin and drawers, low flush wc, ladder style radiator, triple glazed sky light window and aluminium frame double glazed window.

FIRST FLOOR

LOUNGE

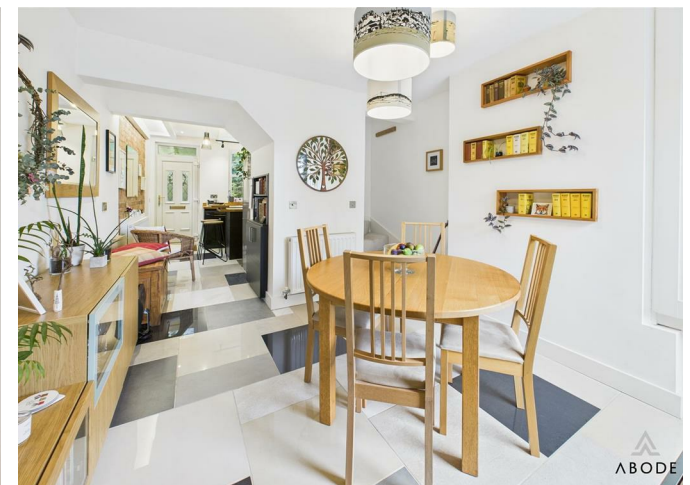
Two timber frame double glazed sash windows to the front, radiator, feature fireplace and a door to the bedroom. This room was a bedroom and could be separated back to a double bedroom.



BEDROOM

Upvc double glazed window to the rear, fitted wardrobes and a radiator.







LOFT

Light and power and is 1.8m+ in height throughout.

OUTSIDE

Small area for pots and a bistro style table and chairs.

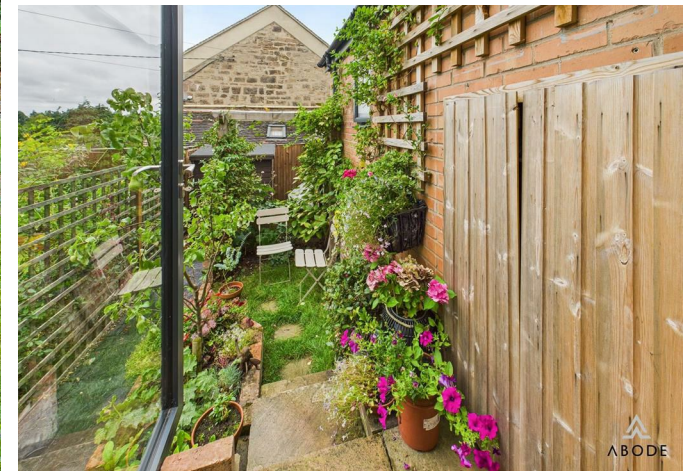
Please note this is not a large garden space.

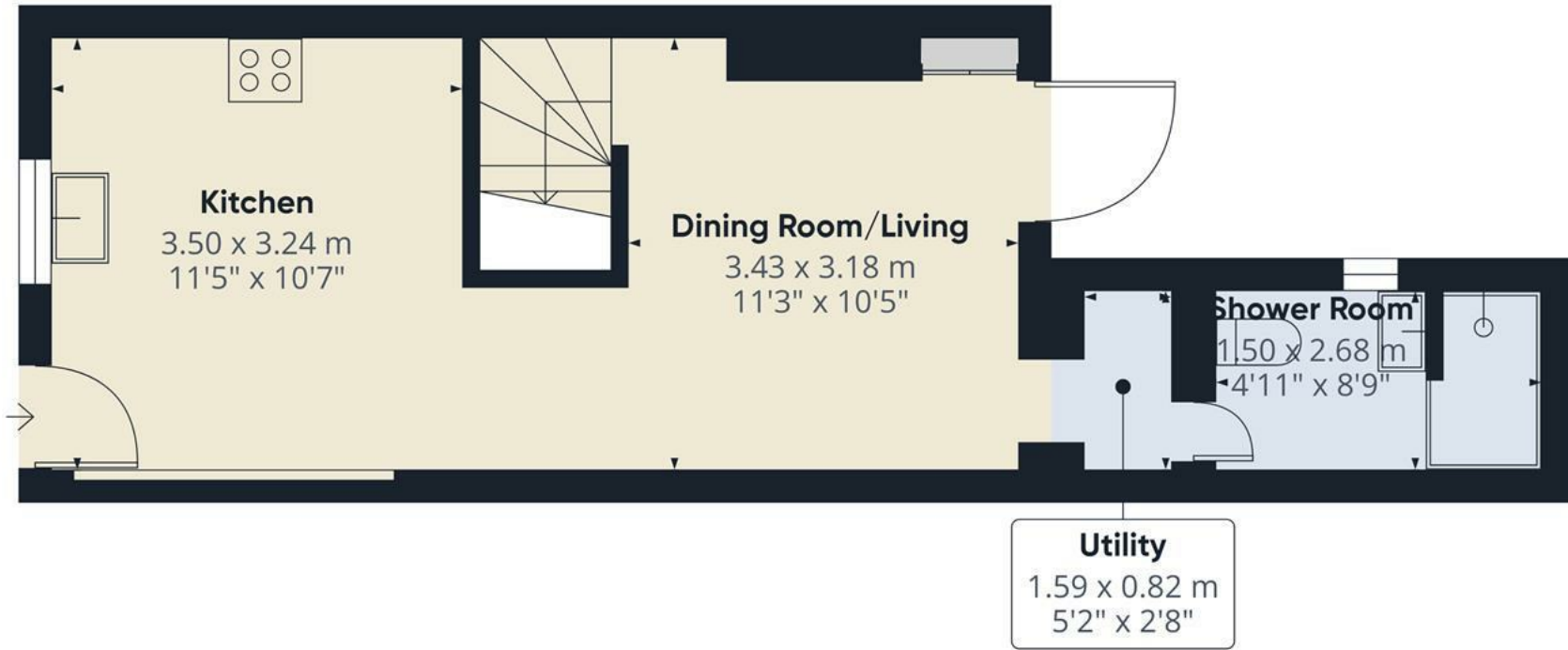












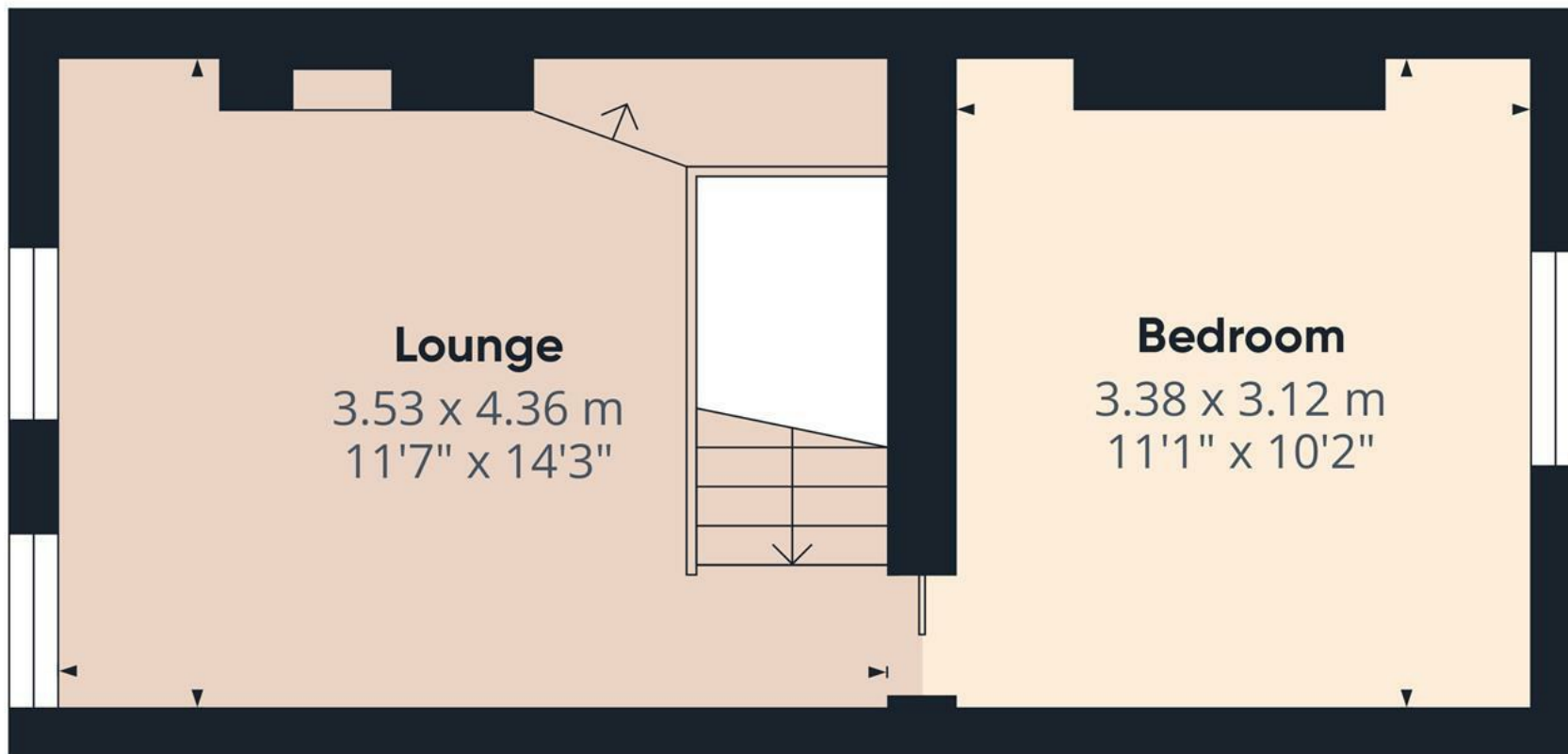
Approximate total area⁽¹⁾

31.4 m²
338 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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Lounge
3.53 x 4.36 m
11'7" x 14'3"

Bedroom
3.38 x 3.12 m
11'1" x 10'2"

Approximate total area⁽¹⁾

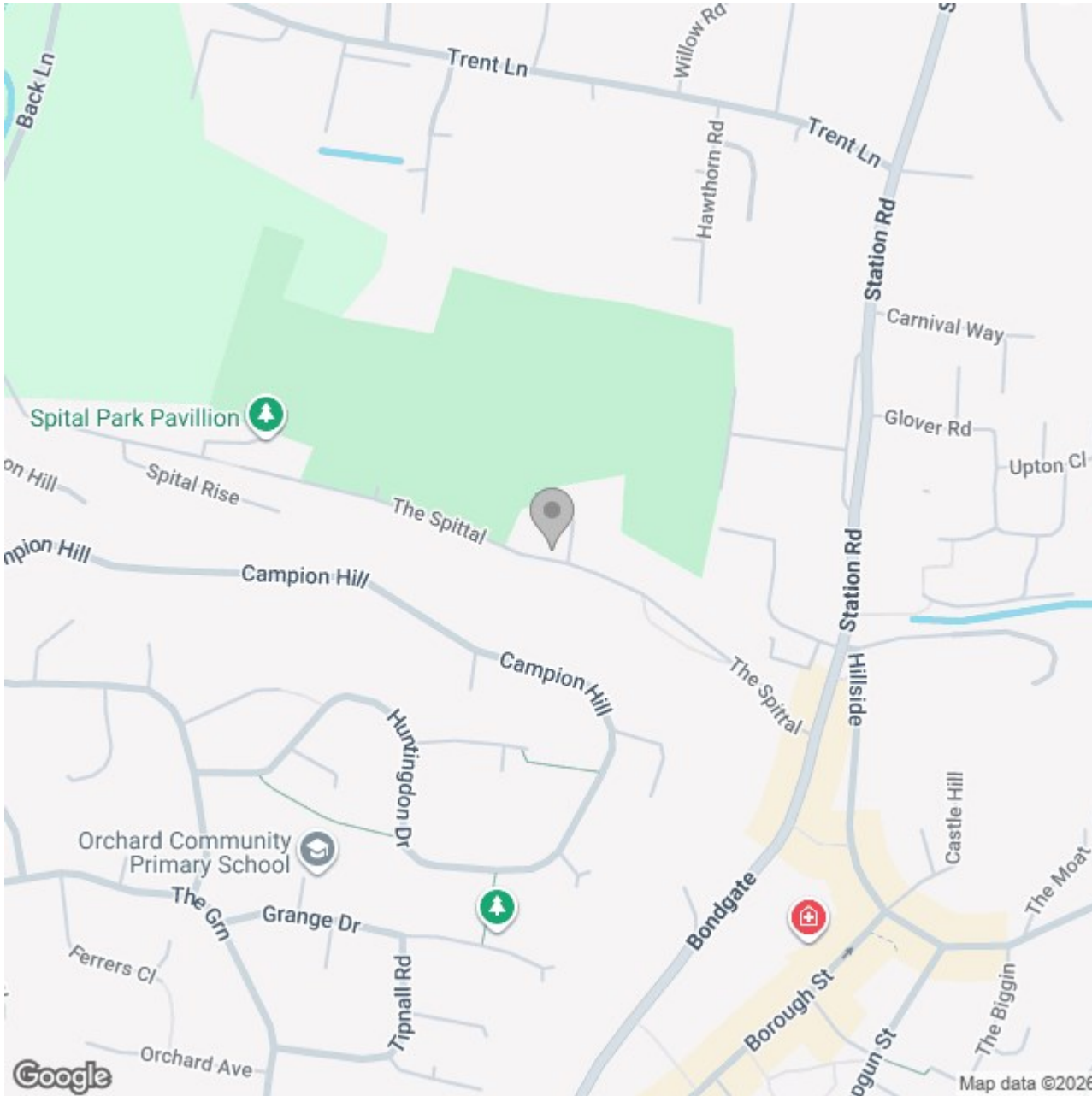
23.2 m²
250 ft²

(1) Excluding balconies and terraces

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Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	