





**** EXTENDED FAMILY HOME **** FOUR BEDROOMS & OFFICE **** MODERN RE-FITTED KITCHEN ****

Located in the highly sought-after village of Castle Donington, this well-presented family home offers versatile accommodation throughout. In brief, the property comprises an entrance hall, a generous lounge/diner with doors opening onto the rear garden, a modern fitted kitchen, separate utility room and a guest cloakroom. To the first floor are four bedrooms, a home office and a family bathroom. Externally, the property benefits from a driveway providing off-road parking, a single garage and an enclosed rear garden ideal for families and entertaining. Further features include uPVC double glazing and gas central heating, with a new boiler installed in December 2024.



HALL

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

LOUNGE DINER

Upvc double glazed window to the front and doors onto the garden, two radiators and door way to the kitchen.

KITCHEN

Modern fitted units with work surfaces and a sink and drainer unit. Fitted electric oven with gas hob and extractor, integrated fridge, plumbing and space for a dishwasher, radiator, upvc double glazed window and storage cupboard.

UTILITY ROOM

Fitted cupboard, work surfaces, sink and drainer unit, plumbing and space for a washing machine, upvc double glazed window and door to the garden, door to the cloakroom and garage.

CLOAKROOM

Low flush wc, wash hand basin.

FIRST FLOOR LANDING

Airing cupboard, loft access and doors to -

BEDROOM 1

Upvc double glazed window to the front and radiator.

BEDROOM 2

Upvc double glazed window to the front, wardrobes and radiator.



BEDROOM 3

Upvc double glazed window to the rear and radiator.

BEDROOM 4

Upvc double glazed window to the rear and radiator.

OFFICE

Upvc double glazed window to the front and radiator.







BATHROOM

Panel enclosed bath with a shower and shower screen, vanity sink unit with wash hand basin and storage under, low flush wc, radiator and upvc double glazed window.

OUTSIDE

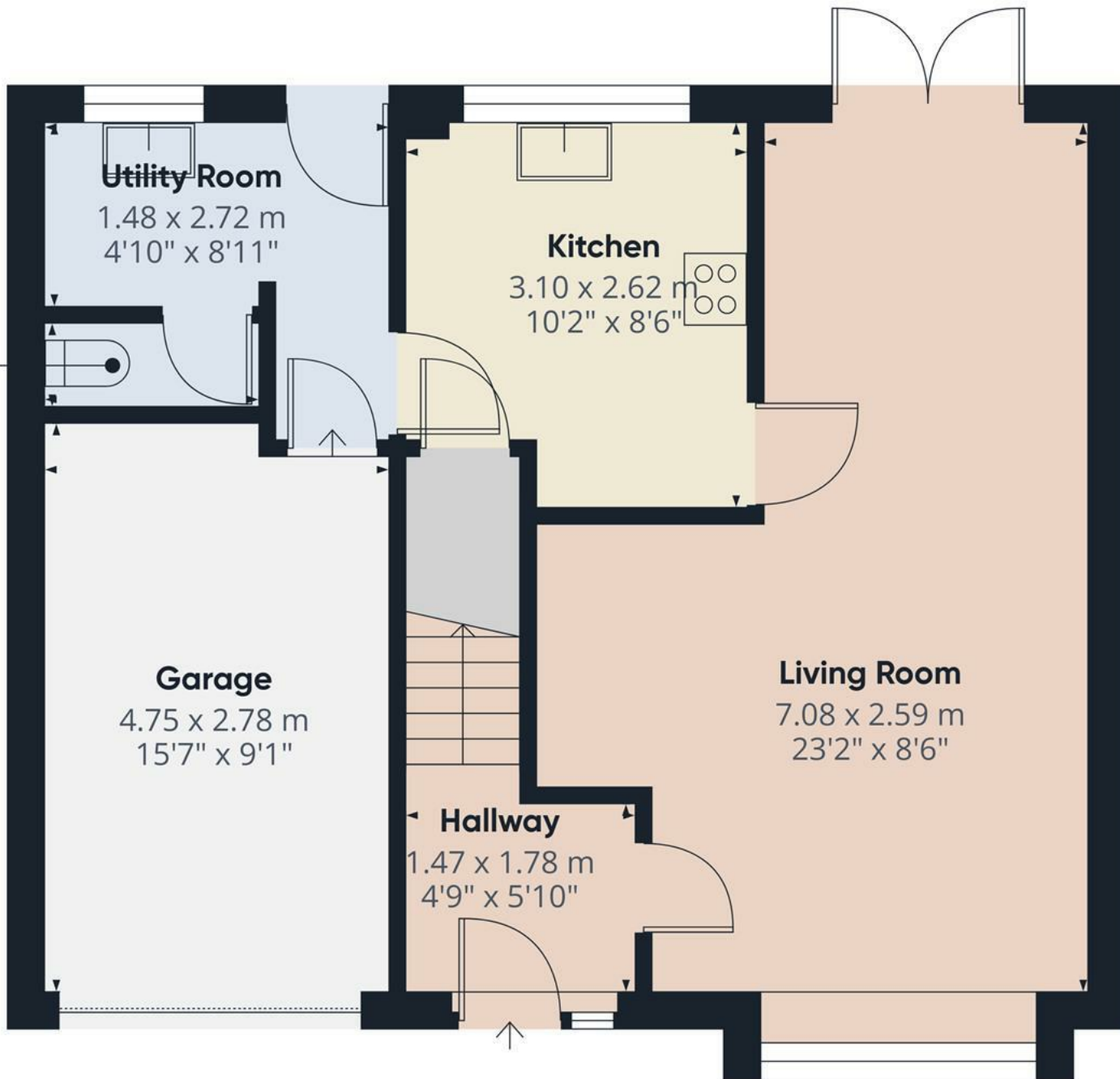
Front drive and single garage with up and over door. Side gated access the enclosed rear garden offering a lawn and paved seating area.







WC
0.72 x 1.79 m
2'4" x 5'10"



Approximate total area⁽¹⁾
57.1 m²
615 ft²

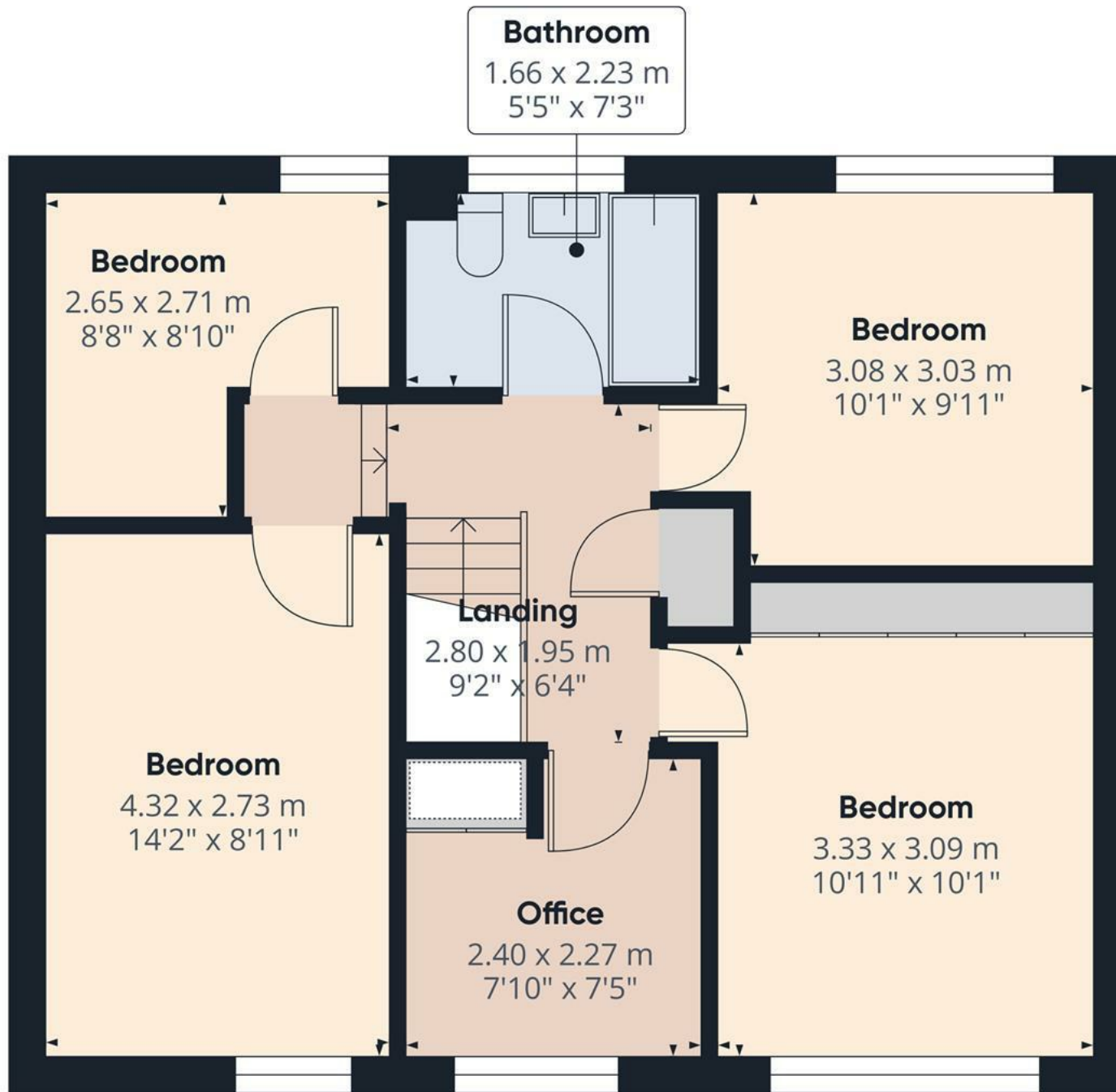
(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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Floor 0



Floor 1

Approximate total area⁽¹⁾

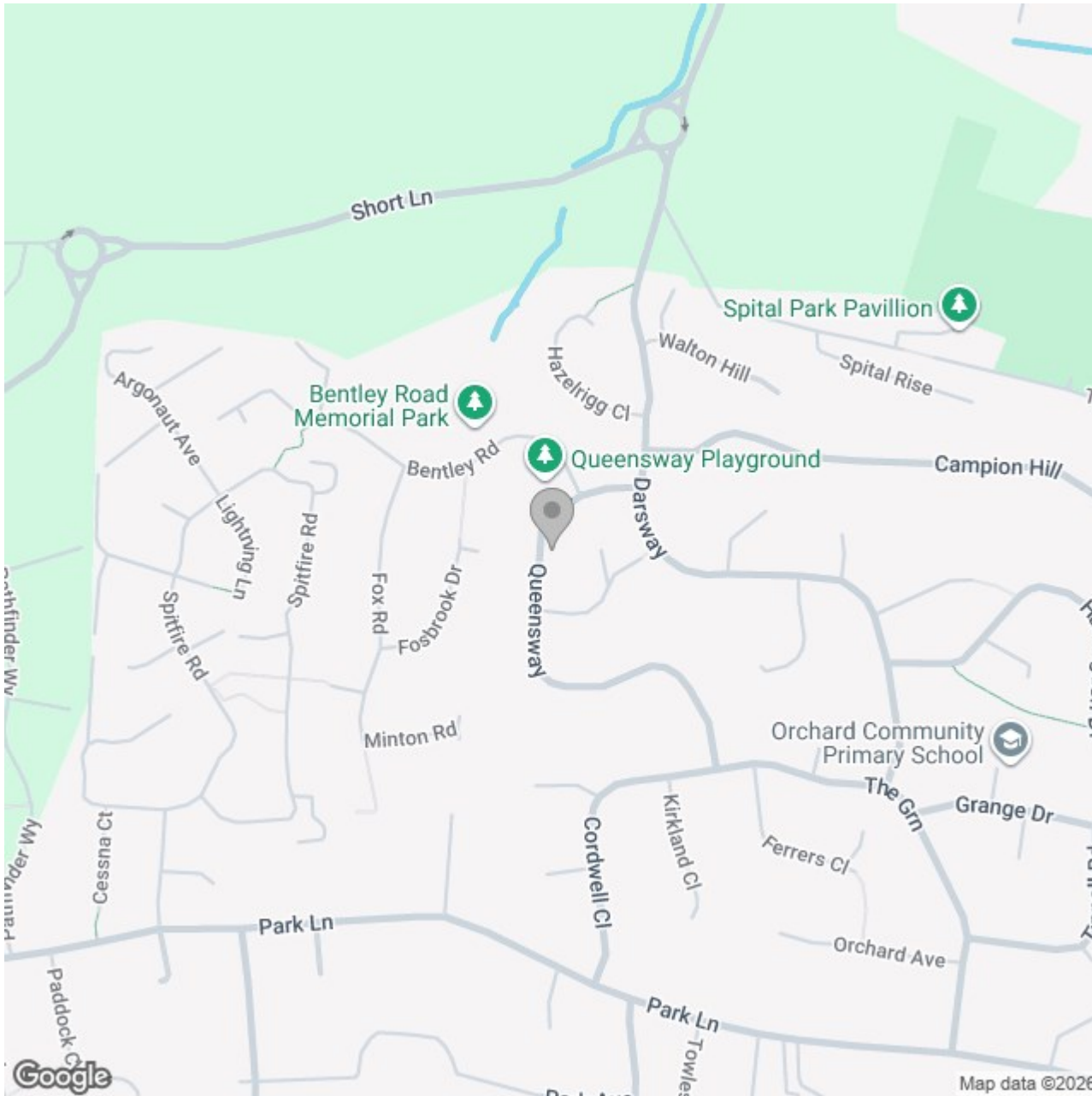
53.6 m²
577 ft²

(1) Excluding balconies and terraces


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Energy Efficiency Rating

| | Current | Potential |
|---------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | 67 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |