





\*\*\*\* EXTENDED DETACHED FAMILY HOME OCCUPYING AN IMPRESSIVE PLOT \*\*\*\*

Situated in the highly sought-after village of Castle Donington, this spacious family home offers versatile accommodation throughout and is perfect for growing families.

The property briefly comprises an entrance hallway, front sitting room, and a spacious rear lounge/dining area with doors opening into the conservatory, creating an excellent space for both entertaining and family living. The fitted kitchen is complemented by a separate utility room and a ground floor shower room.

To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property enjoys ample off-road parking to the front, a single garage with roller door and personal access into the property, and an enclosed rear garden featuring extensive lawns and multiple seating areas ideal for outdoor living. An additional storage garage positioned at the bottom of the garden provides further practical space. Offered for sale with NO UPWARD CHAIN, this is a fantastic opportunity to acquire a substantial family home on a generous plot in a desirable village location.

Castle Donington is a thriving and historic village offering an excellent range of local amenities including shops, cafés, pubs, restaurants, and highly regarded schools. The village is particularly popular with commuters due to its convenient access to the M1, A50, East Midlands Airport, and East Midlands Parkway railway station, providing excellent transport links to Nottingham, Derby, Leicester, and beyond. Surrounded by countryside walks and close to Donington Park, Castle Donington offers a superb blend of village charm and modern convenience.



## HALL

Entrance door into the hall with stairs to the first floor, radiator, under stairs storage cupboard with a door into the garage.

## SITTING ROOM

Upvc double glazed bay window to the front and a radiator.

## LOUNGE DINER

Feature log burning stove, two radiators, double doors into the conservatory and a door to the kitchen.

## CONSERVATORAY

Upvc double glazed windows and doors onto the garden, radiator and a door into the kitchen.

## KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted double oven and a hob, integrated fridge freezer and plumbing for a dishwasher. Radiator, upvc double glazed window and a door to the utility room.

## UTILITY ROOM

Storage cupboards, plumbing and space for a washing machine, radiator and a door to the shower room.

## SHOWER ROOM

Corner shower cubicle, vanity sink unit with wash hand basin and storage under, low flush wc, radiator and a sky light window.



## FIRST FLOOR LANDING

Upvc double glazed window to the side, loft access and doors to -

## BEDROOM

Upvc double glazed bay window to the front and a radiator.

## BEDROOM

Upvc double glazed window to the rear and a radiator.





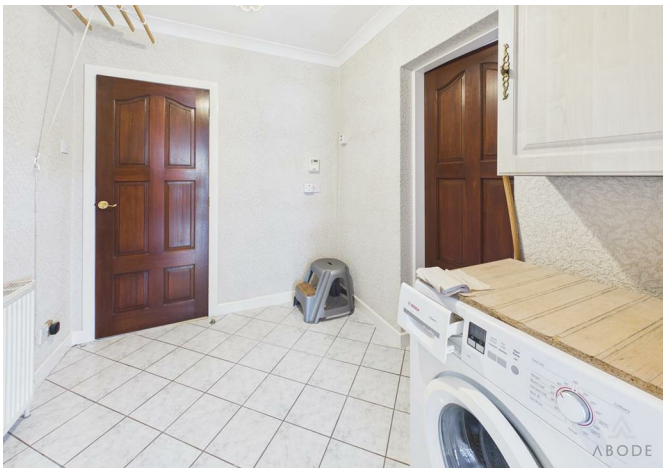


## BEDROOM

Two upvc double glazed windows and a radiator.

## OUTSIDE

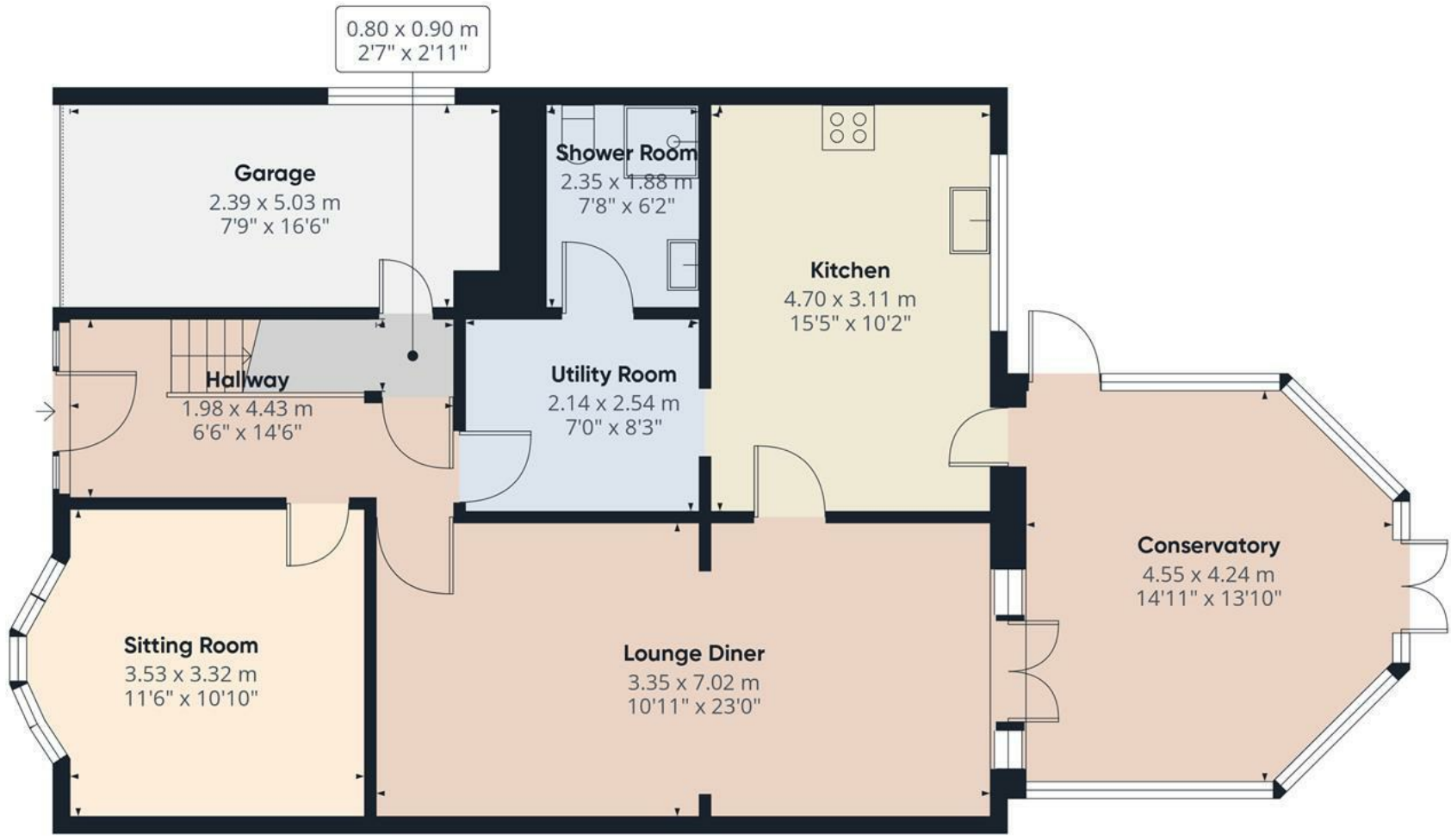
Ample parking with turning space to the front, single garage with roller door, power, light and a personal door into the house. Side gated access to the rear garden offering lawns, seating areas, plants and shrubs, additional garage at the bottom of the garage.











Approximate total area<sup>(1)</sup>  
100.6 m<sup>2</sup>  
1083 ft<sup>2</sup>

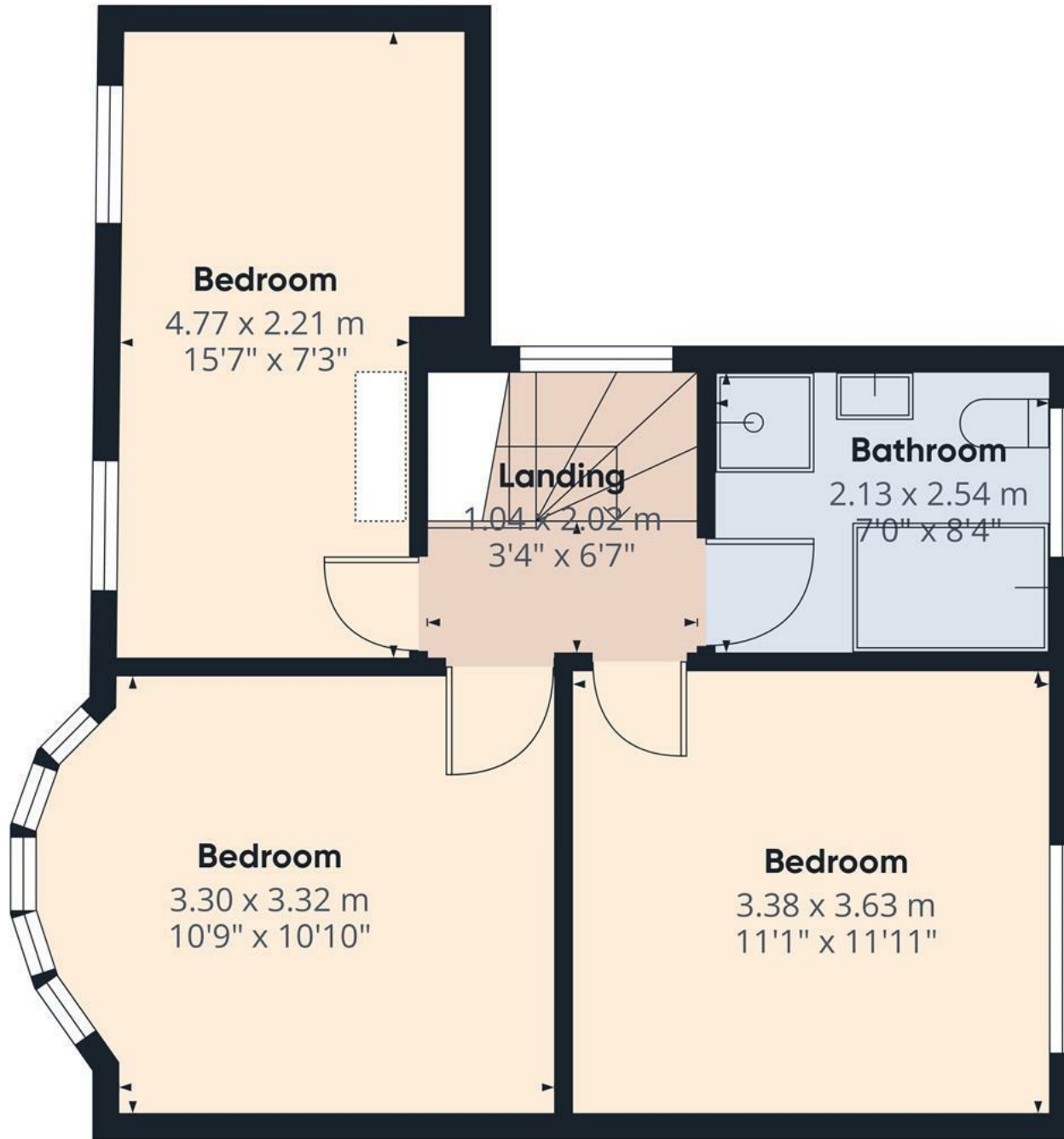
(1) Excluding balconies and terraces

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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Floor 0



Floor 1

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

44 m<sup>2</sup>  
474 ft<sup>2</sup>


(1) Excluding balconies and terraces

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## 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<br>2002/91/EC |  |