ABODE
SALES & LETTINGS

Glover Road, Castle Donington, Derbyshire, DE74 2GL

£215,000



https://www.abodemidlands.co.uk/







**** OPEN ASPECT TO THE FRONT **** RE-FITTED KITCHEN DINER AND SHOWER ROOM ****

Modern property offering a hall and guest cloakroom, lounge and a modern fitted kitchen diner with doors onto the garden. Two bedroom and a shower room to the first floor. Landscaped rear garden and a private drive for 2 cars.

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HALL
Entrance door into hall with doors to -

CLOAKROOM
Low flush wc, vanity sink with wash hand basin and storage under, radiator and upvc double glazed window.

LOUNGE
Upvc double glazed window to the front, radiator and stairs to the first floor.

KITCHEN DINER
Fitted units with work surfaces, sink and drainer unit. Electric oven, gas hob and extractor fan, space for washing machine and fridge freezer. Storage cupboard, radiator, upvc double glazed window and double doors on to the garden.

FIRST FLOOR LANDING
Doors to -

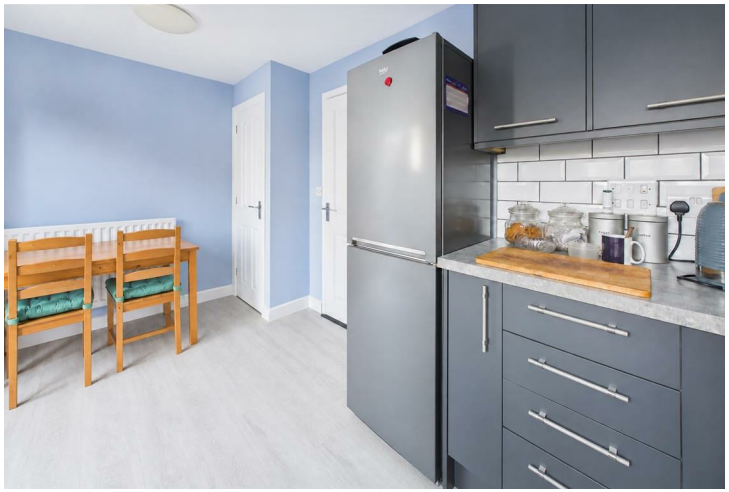
BEDROOM I
Two upvc double glazed windows to the front, radiator, storage cupboards and wardrobes. Loft access with ladder; light and boarded.

BEDROOM 2
Upvc double window and radiator.

SHOWER ROOM
Walk-in shower with rainfall and hand held shower heads. Vanity sink unit with wash hand basin and storage cupboard under, low flush wc, chrome ladder style radiator and upvc double glazed window.

OUTSIDE
Paved patio, artificial lawn and garden shed.
Private drive for two cars.

















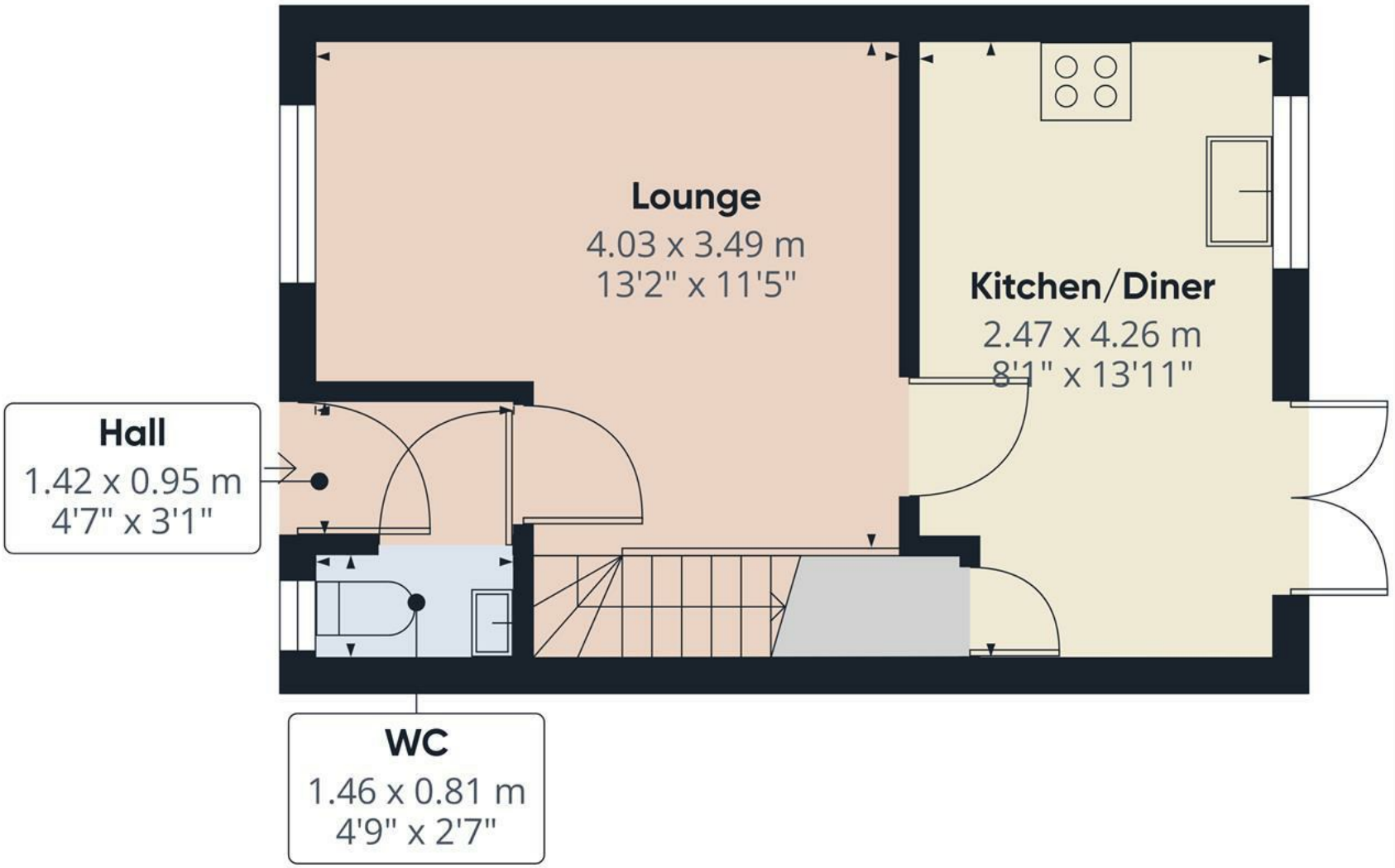







28





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Approximate total area(1)

28 m²

301 ft²

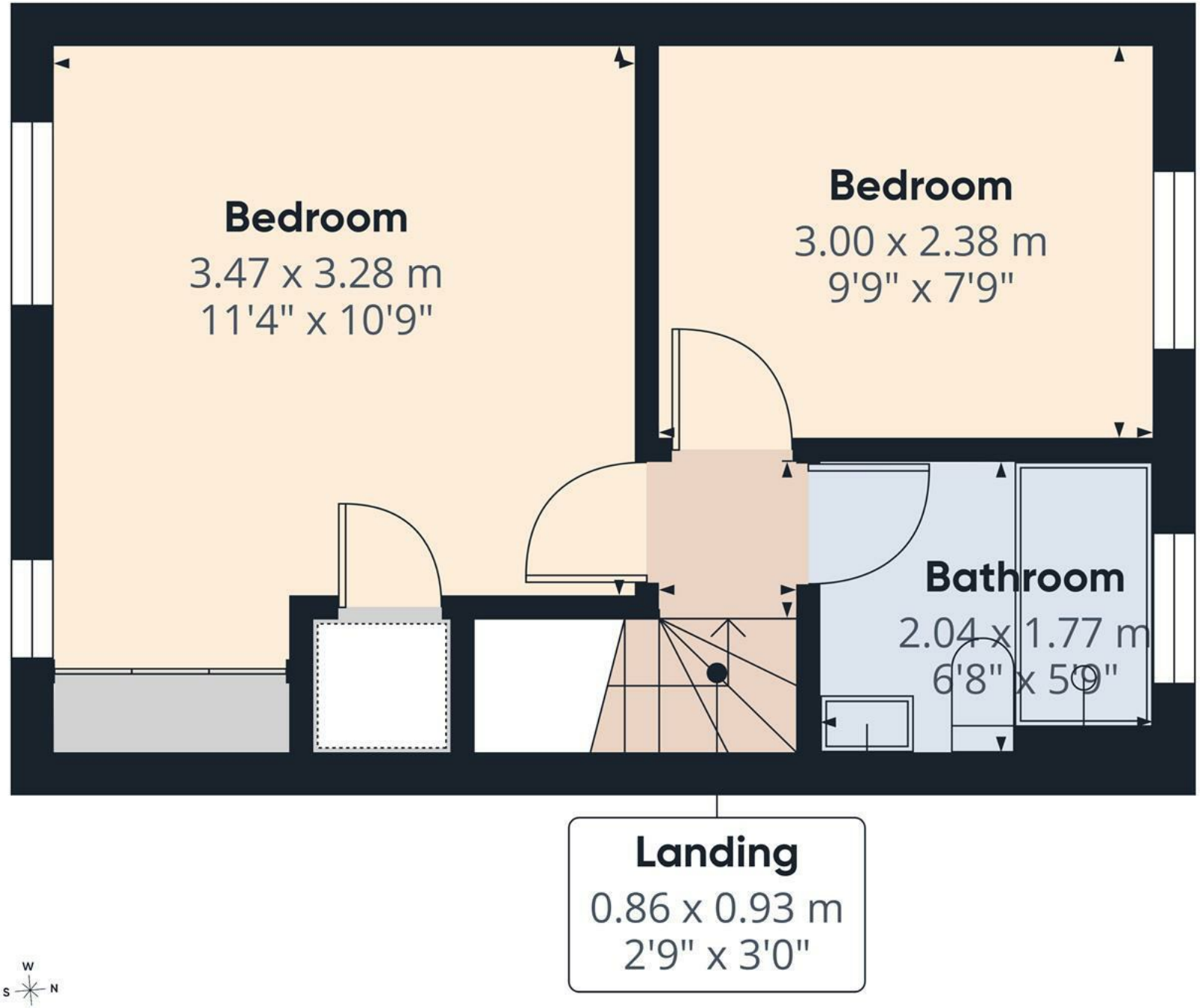
(1) Excluding balconies and terraces

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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W S N E

Floor 0



Floor 1

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Approximate total area(1)

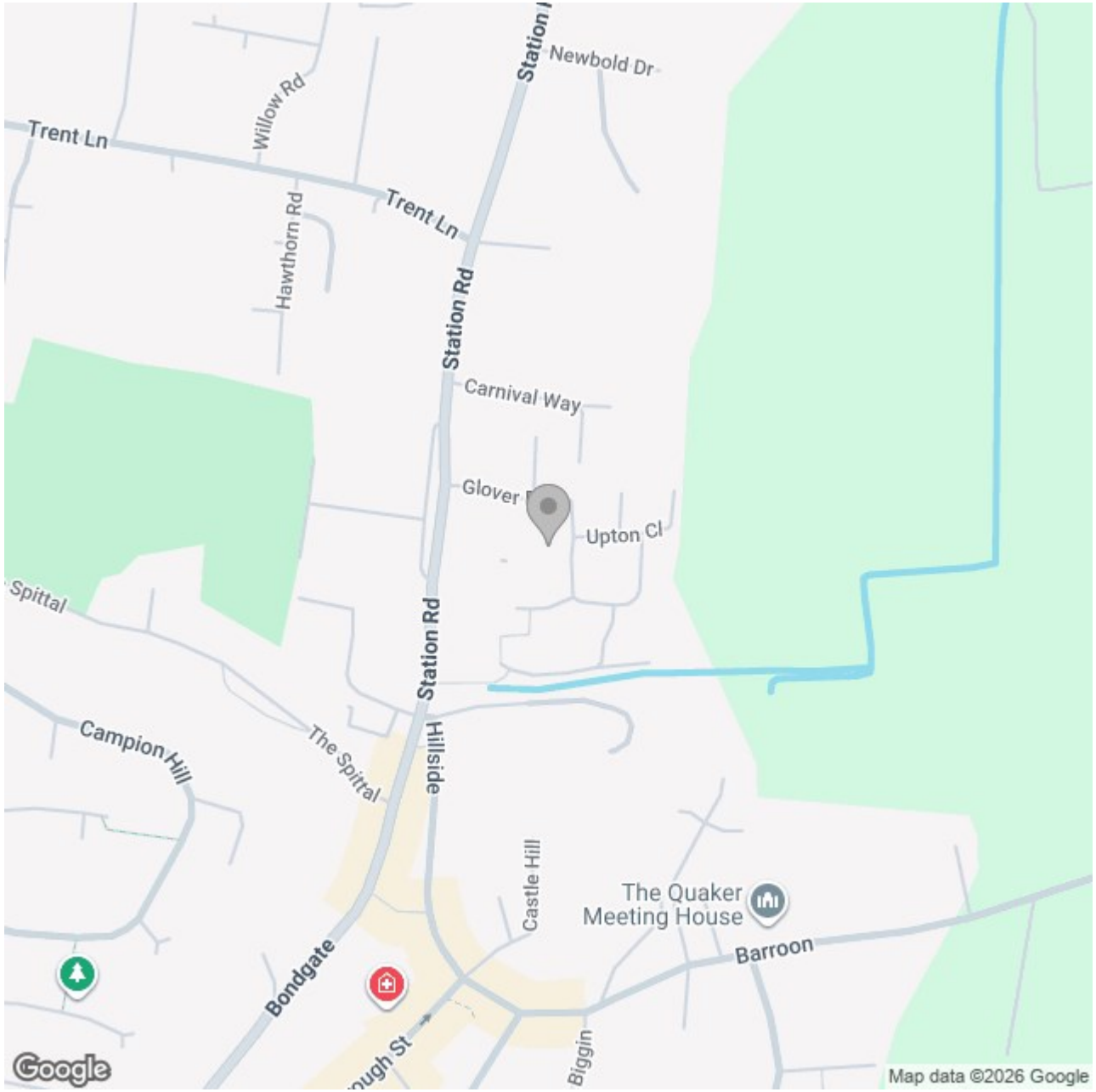
24.2 m²

261 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		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.