

2016,000





**** MODERNISED PERIOD PROPERTY **** FULL
OF CHARACTER AND CHARM **** AMPLE
PARKING
**INTERNAL VIEWING IS HIGHLY
RECOMMENDED**

**** This is a perfect family home located in the heart of the highly regarded village of Castle Donington. The property has been sympathetically renovated to offer modern living whilst retaining main original features. In brief the property offers a porch and reception hall with Minton tiled floor, good size sitting room with a log burner, study/family room, open plan living and dining kitchen, high specification kitchen with built in appliances, utility room and a guest cloakroom. The first floor offers three double bedrooms one with en suite shower room and a bathroom with free standing bath. The second floor offers three further bedrooms or two and a dressing with walk in wardrobe, and a stunning bathroom with roll top bath and walk in shower.

Ample parking and turning space, enclosed garden and a large summer house included in the sale. INTERNAL VIEWING IS HIGHLY RECOMMENDED.



PORCH

Entrance door into the porch with Minton tiled floor and half glazed door into the hall.

HALLWAY

Minton tiled floor, staircase to the first floor, radiator and doors to -

LOUNGE

Feature log burner, two sash windows to the front with fitted shutters and two sash windows to the side. Cast iron radiator and wood flooring.

STUDY/FAMILY ROOM

Feature fireplace, radiator and stripped wooden floor boards.

OPEN PLAN LIVING KITCHEN

High specification kitchen with fitted wall mounted, base and drawer units with quartz work surfaces and a Belfast sink. Matching island with Oak work top, fitted smog double oven and a gas hob, integrated fridge freezer, dishwasher and wine fridge and ceiling spotlights, exposed beams, under floor heating, double doors onto the garden.

UTILITY ROOM

Fitted units with work surface, storage cupboard, door to the garden and door to -

CLOAKROOM

Low flush wc, wash hand basin.

FIRST FLOOR LANDING

Window, radiator, stairs to the second floor and doors to -

BEDROOM

Two sash windows, cast iron radiator and door to -



EN SUITE

Corner shower, wash hand basin, low flush wc, radiator with towel rail, window.

BEDROOM

Window and radiator.

BEDROOM

Three windows and radiator.







BATHROOM

Free standing roll top and claw foot bath with central tap and shower head, low flush wc, wash hand basin, window and chrome spiral radiator.

SECOND FLOOR

Dressing table area, two windows and a radiator.

DRESSING ROOM/BEDROOM 5

Walk in wardrobe, radiator, window and door to -

BEDROOM

Feature fireplace, two windows and a radiator.



BATHROOM

Free standing roll top bath, walk in shower, low flush wc, two vanity sink units with wash hand basins and storage under, two windows and a radiator with towel rail.

OUTSIDE

Block paved drive down to wrought iron gates to additional parking and turning space. Paved patio area and timber summer house. Good size lawn with mature shrubs.















Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

220.5 m²

2373.45 ft²

Reduced headroom

0.36 m²

3.89 ft²

(1) Excluding balconies and terraces

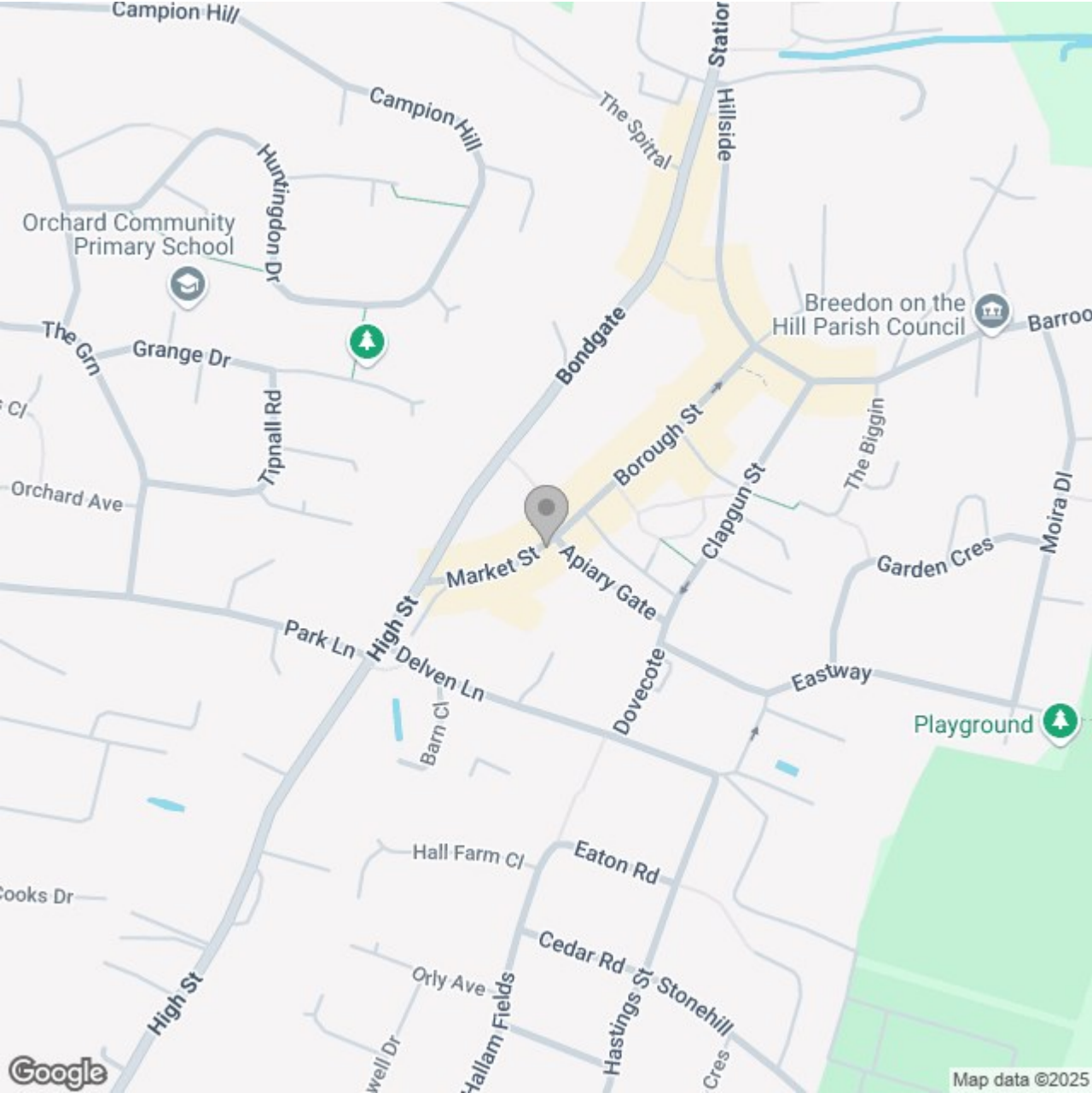
Reduced headroom

..... 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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	