





**** FULL OF CHARACTER AND CHARM **** GOOD SIZE REAR GARDEN **** Located in the heart of the historic and popular village of Castle Donington. The property offers a hall, lounge and a dining room, fitted kitchen with utility room and rear porch. Three good size bedrooms and a bathroom, enclosed rear garden. INTERNAL VIEWING IS HIGHLY RECOMMENDED



HALL

Entrance door into the hall with door to the lounge and dining room.

LOUNGE

Feature fireplace with living flame effect gas fire and cast iron insert and hearth. Georgian style upvc double glazed window to the front and a radiator.

INNER HALL

Stairs to the first floor landing, door to the rear porch, utility room and kitchen.

KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a Belfast style sink. Fitted oven and hob with extractor hood, integrated dishwasher, upvc double glazed window to the rear and access to the dining room.

DINING ROOM

Georgian style upvc double glazed window to the front, radiator and feature open fireplace.

UTILITY ROOM

Plumbing and space for a washing machine and space for a fridge freezer. Fitted shelves and storage space.

REAR PORCH

Door to the garden.

FIRST FLOOR LANDING

Window to the rear and doors to -



BEDROOM 1

Feature original fire grate, radiator and two upvc double glazed Georgian style windows to the front.

BEDROOM 2

Double glazed Georgian style upvc window to the front, original feature fire grate and a radiator.







BEDROOM 3

Upvc double glazed window to the rear and a radiator.

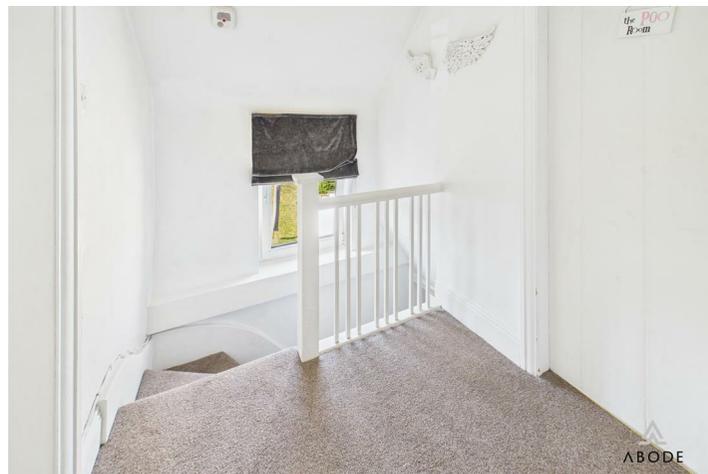
BATHROOM

Bath with a shower over and shower screen, low flush wc, bidet, wash hand basin, upvc double glazed window and radiator.

OUTSIDE

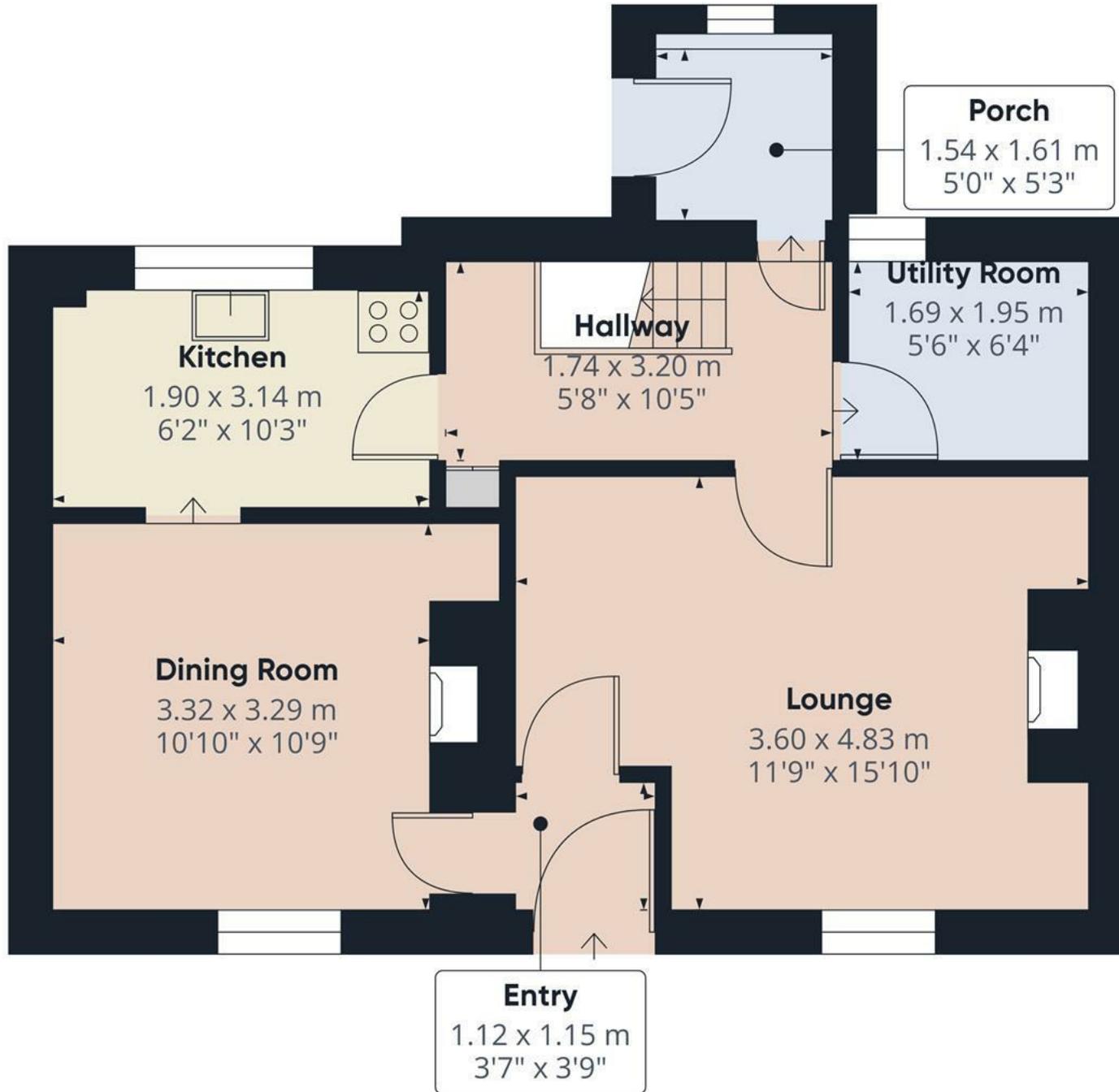
Good size rear garden with a lawn, paved seating area, two brick outbuildings.







ABODE



Floor 0

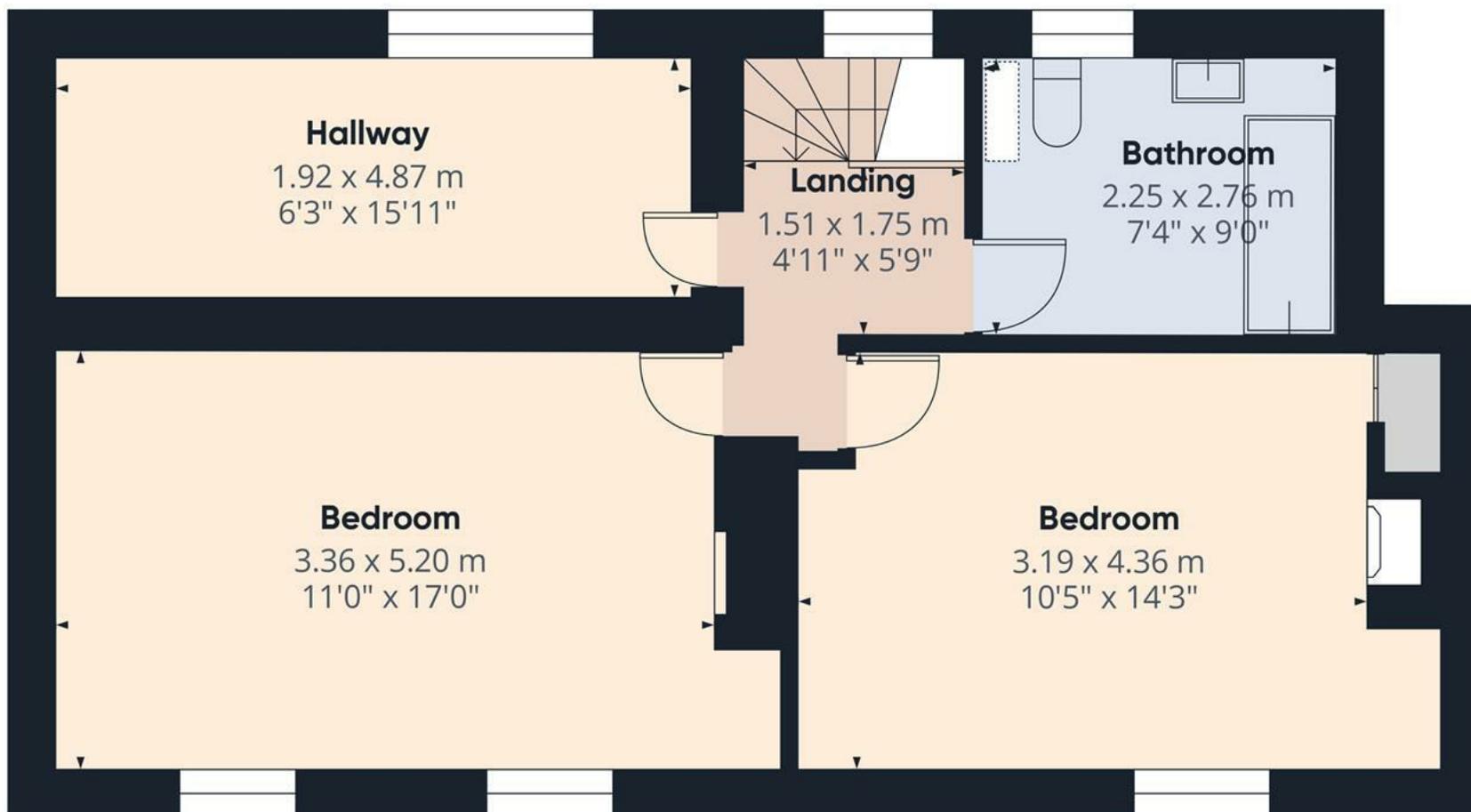
Approximate total area⁽¹⁾
45.4 m²
490 ft²

(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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Approximate total area⁽¹⁾

51.8 m²
558 ft²

(1) Excluding balconies and terraces

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Floor 1

