





**** EXTENDED FAMILY HOME
 **** FOUR BEDROOMS & AN
 OFFICE **** MODERN RE-
 FITTED KITCHEN **** This
 perfect family home is located
 in the highly regarded village of
 Castle Donington, in brief the
 property offers a hall, lounge
 diner with doors onto the
 garden. Fitted kitchen with a
 utility room and a guest
 cloakroom. The first floor offers
 four bedrooms and an office,
 and family bathroom. Drive and
 single garage, enclosed rear
 garden. Upvc double glazed
 windows and a gas heating
 system with a boiler installed
 Dec 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

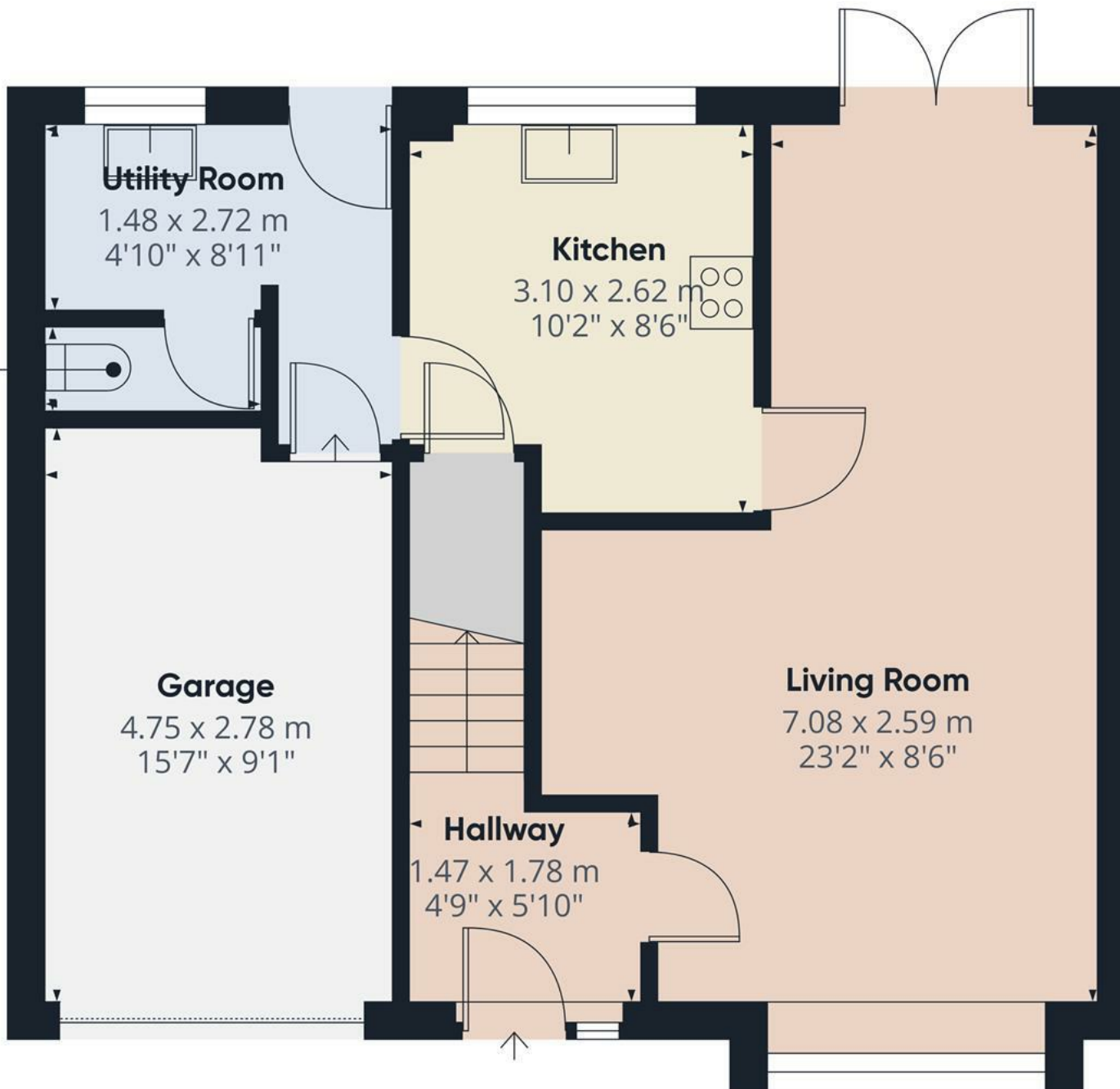
Front drive and single garage with up and over door. Side gated access the enclosed rear garden offering a lawn and paved seating area.







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



Approximate total area⁽¹⁾

57.1 m²

615 ft²

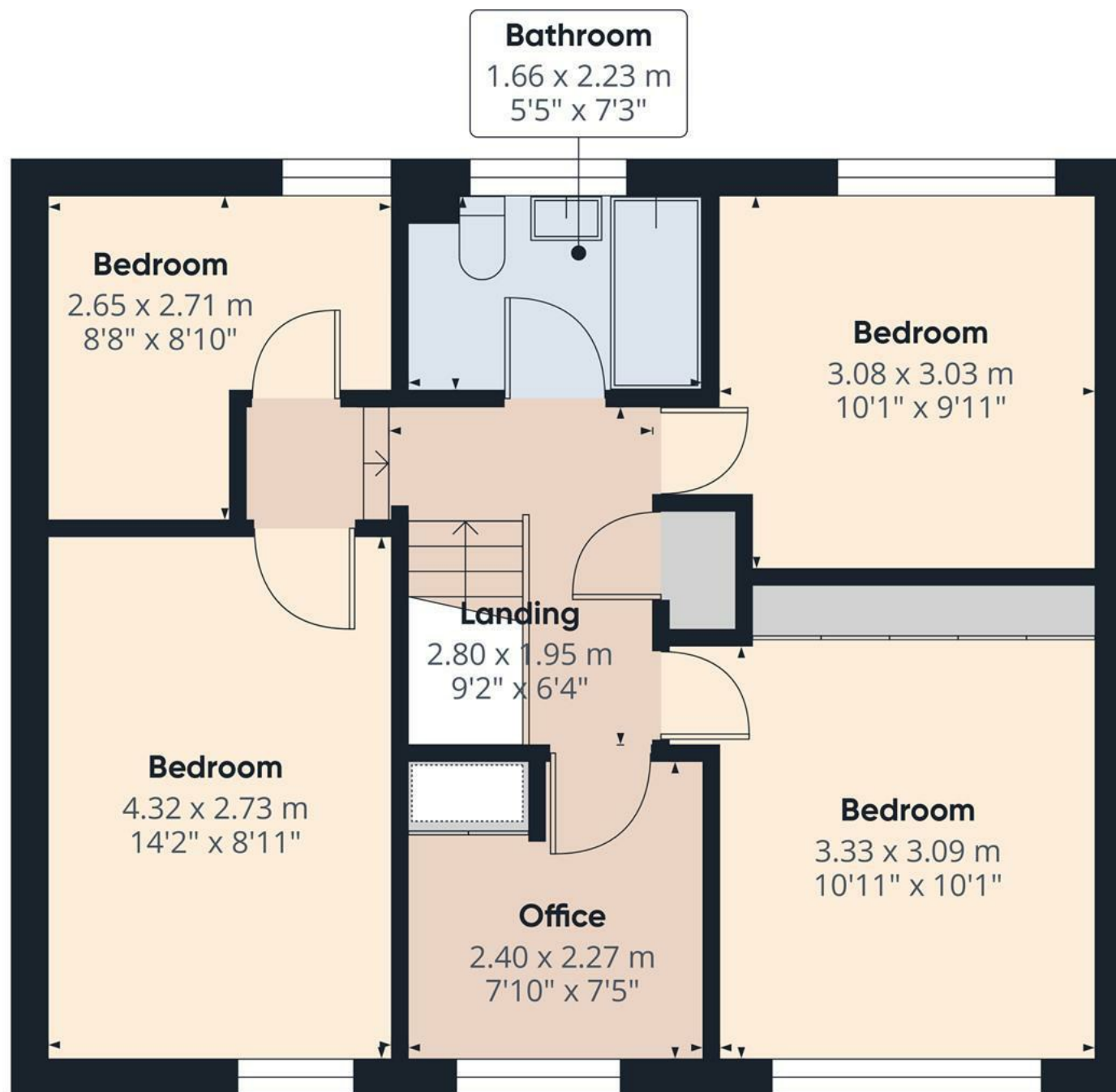
(1) Excluding balconies and terraces

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⁾

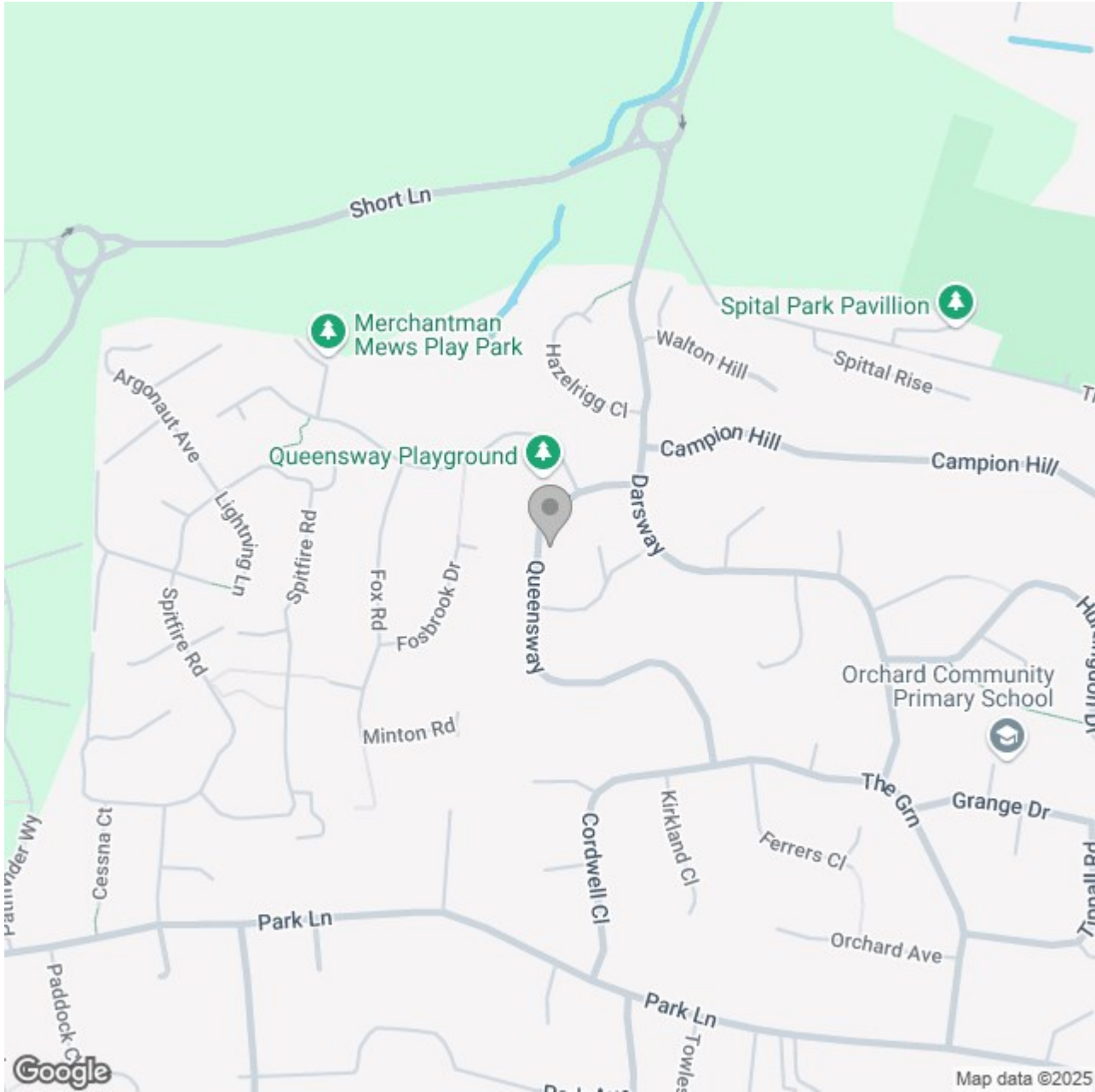
53.6 m²
577 ft²

(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	67	
(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