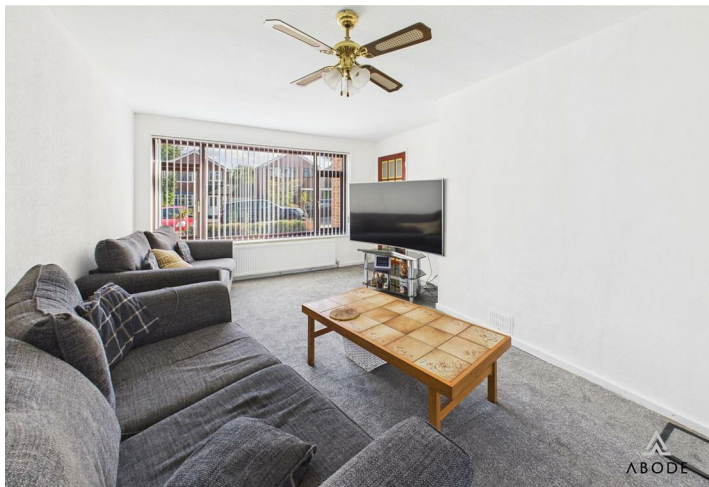






**** FRESHLY DECORATED
AND NEW FLOORING
THROUGHOUT **** This is a
great opportunity in the
popular location of Castle
Donington, a three
bedrooms detached home
offering plenty of potential
and extension subject to the
necessary permissions. In
brief the property offers a
hall, guest cloakroom,
lounge and dining room,
kitchen. Three first floor
bedrooms and a shower
room. Drive, carport and a
garage, rear garden with
good size artificial lawn and
patio. OFFERED FOR SALE
WITH NO UPWARD CHAIN.



ABODE
SALES & LETTINGS

HALL

Entrance door into the hall with stairs to the first floor, radiator and doors to -

CLOAKROOM

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

LOUNGE

Radiator, upvc double glazed window to the front and arch to the dining room.

DINING ROOM

Radiator, hatch to the kitchen and upvc double glazed doors onto the garden.

KITCHEN

Fitted units with work surfaces and a sink and drainer unit. Space for a cooker, fridge freezer, plumbing and space for a washing machine, under stairs cupboard, upvc double glazed window and door to the garden.

FIRST FLOOR LANDING

Loft access, upvc double glazed window and doors to -

BEDROOM 1

Upvc double glazed window and radiator.

BEDROOM 2

Upvc double glazed window and radiator.



BEDROOM 3

Upvc double glazed window and radiator.





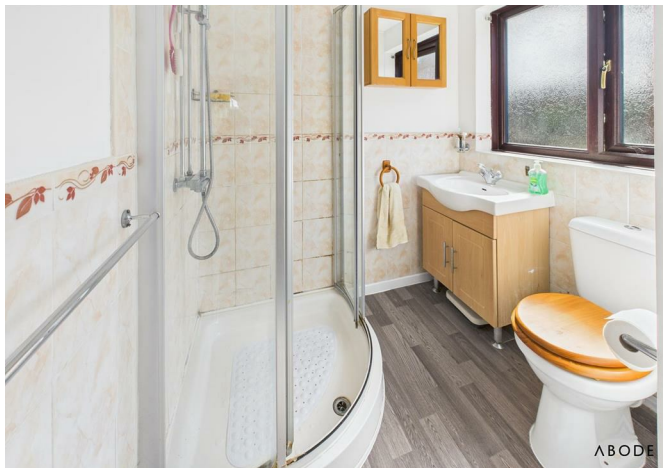


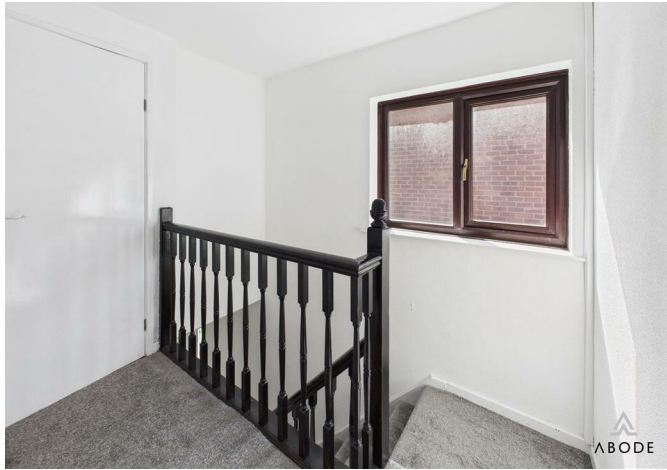
SHOWER ROOM

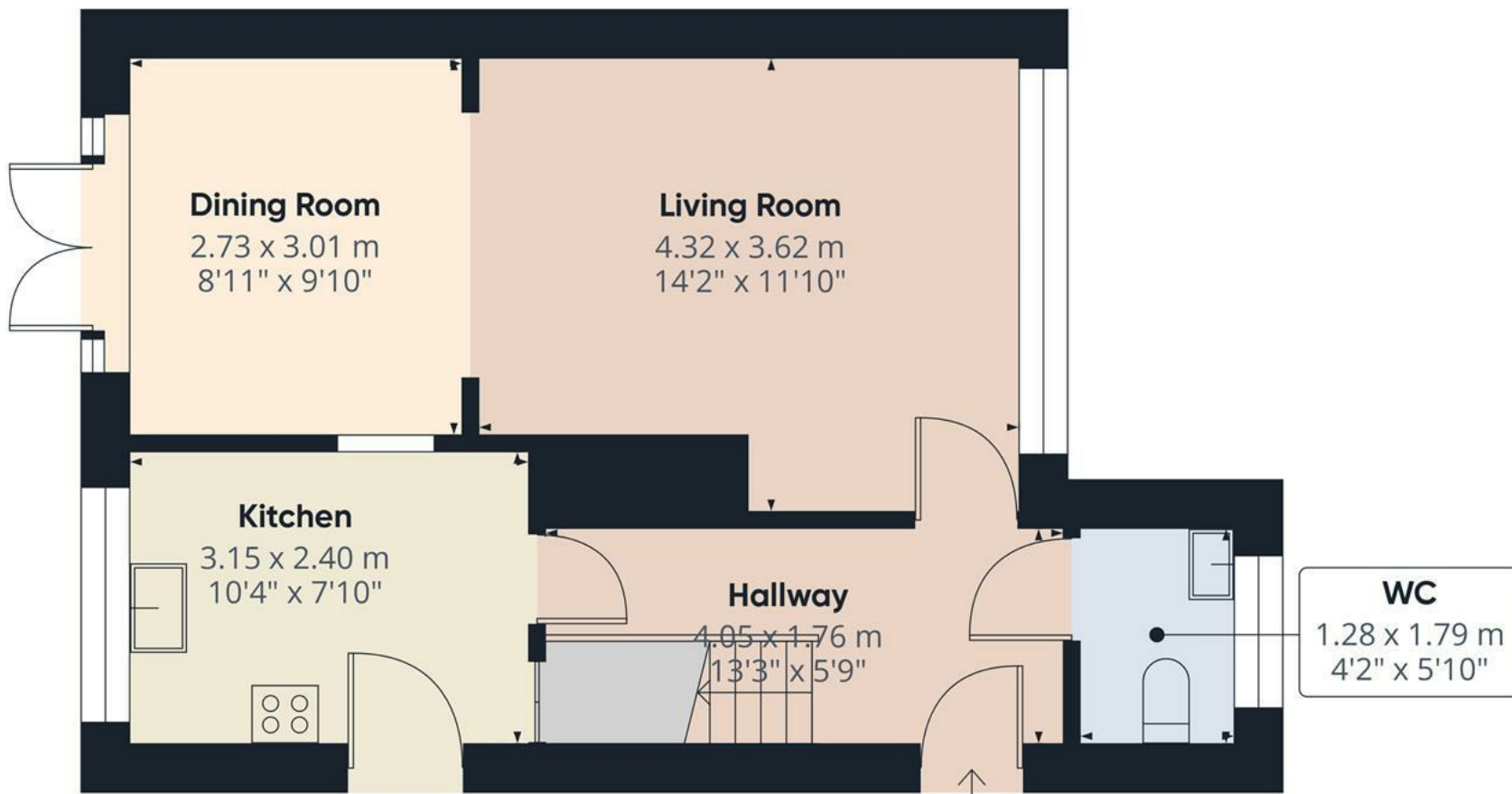
Shower cubicle, vanity sink unit with wash hand basin and storage cupboard, low flush wc, radiator and upvc double glazed window.

OUTSIDE

Block paved drive down to the carport and single garage. Front gravelled garden and a good size rear garden offering a artificial, paved and decked patios.







Approximate total area⁽¹⁾

40.6 m²

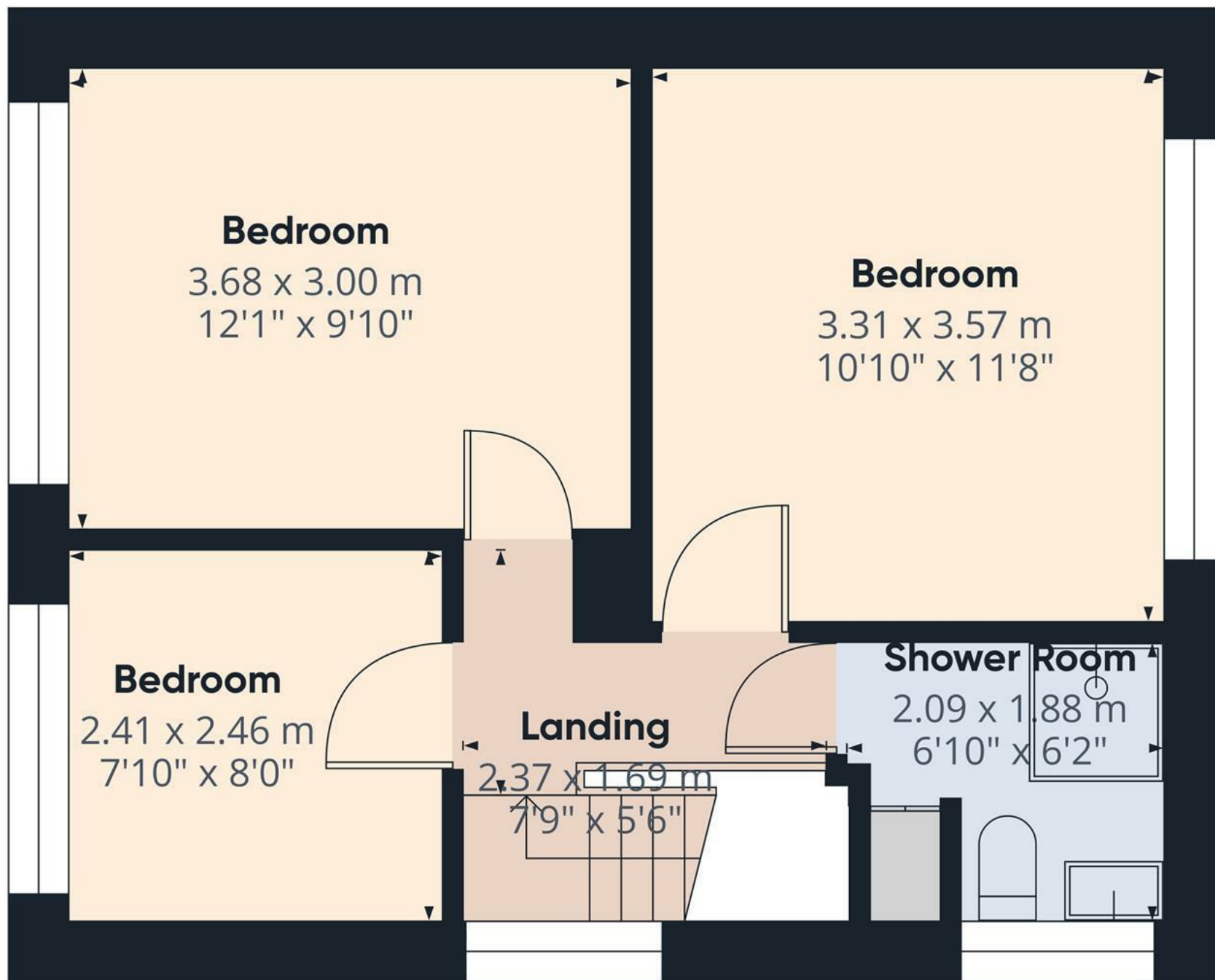
437 ft²

(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.

GIRAFFE360

Floor 0



Floor 1

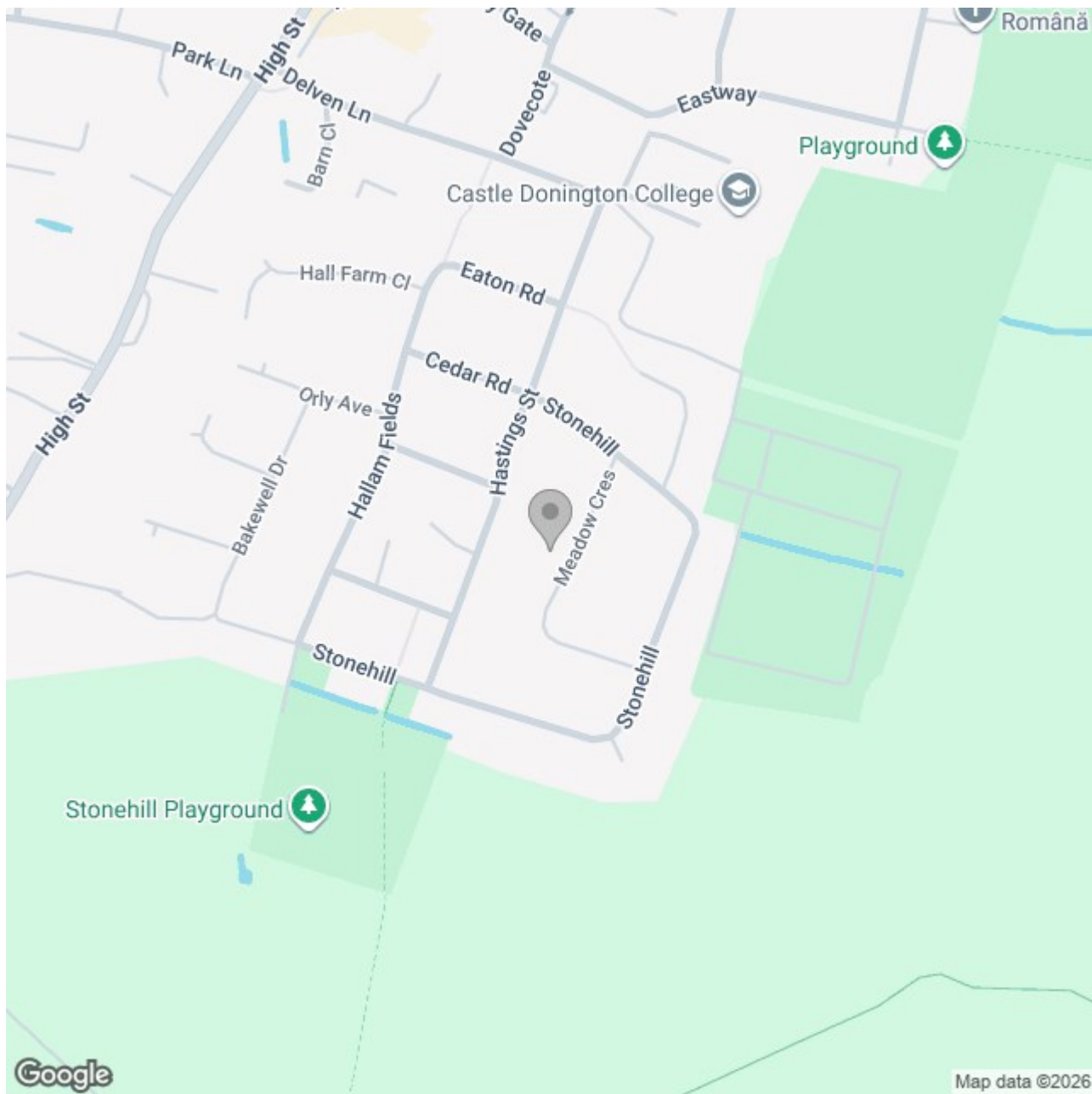
Approximate total area⁽¹⁾

36.7 m²
396 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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(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 