





\*\*\*\* 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.

## 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

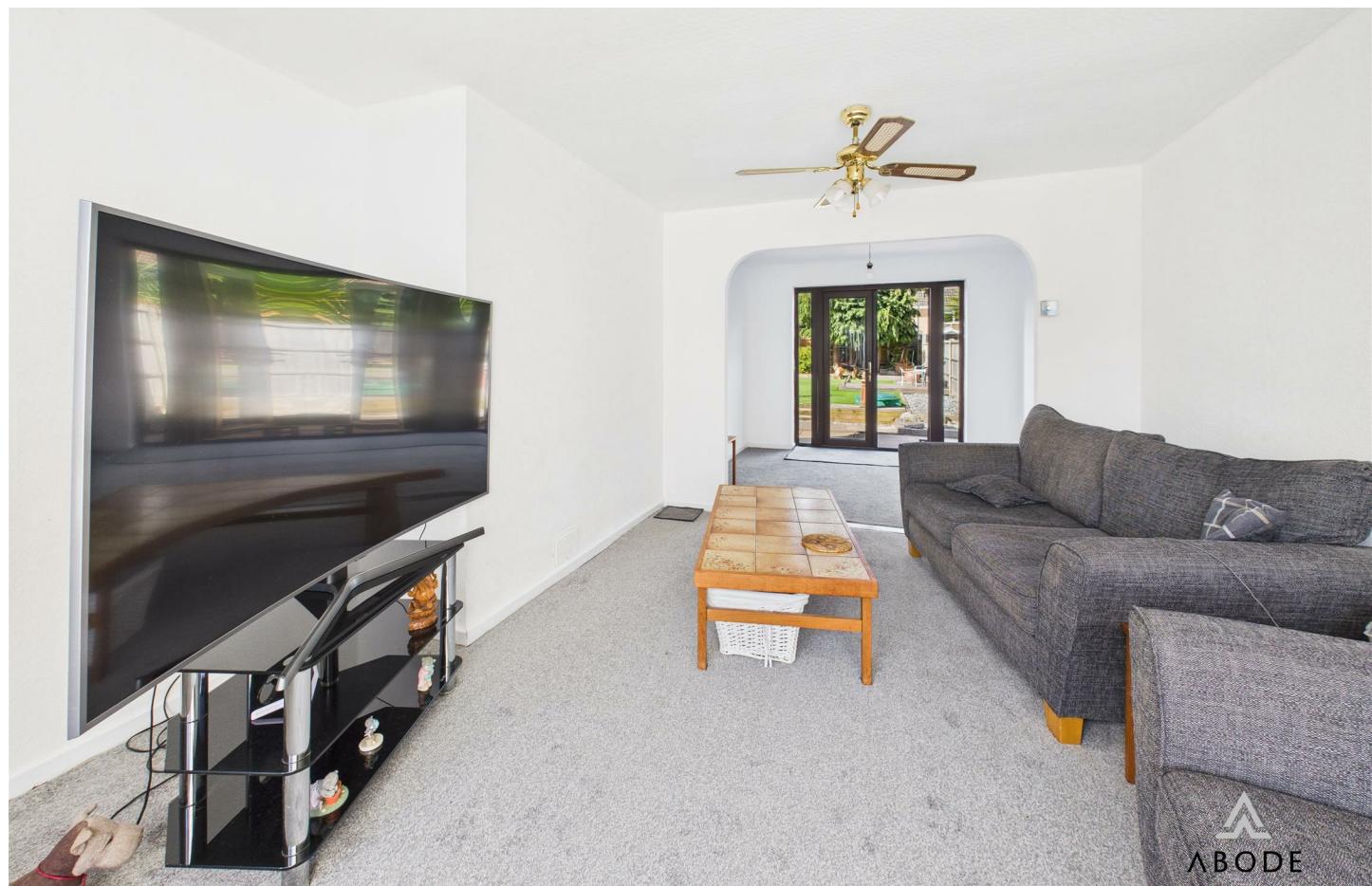
Loft access, upvc double glazed window and doors to -

## BEDROOM 1

Upvc double glazed window and radiator.

## BEDROOM 2

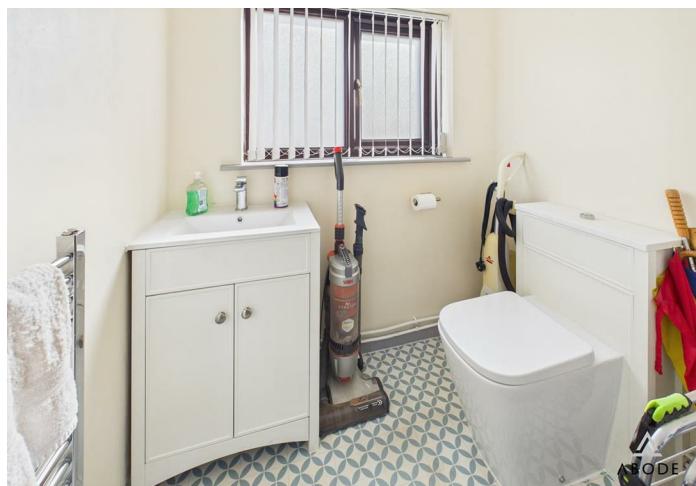
Upvc double glazed window and radiator.



## BEDROOM 3

Upvc double glazed window and radiator.





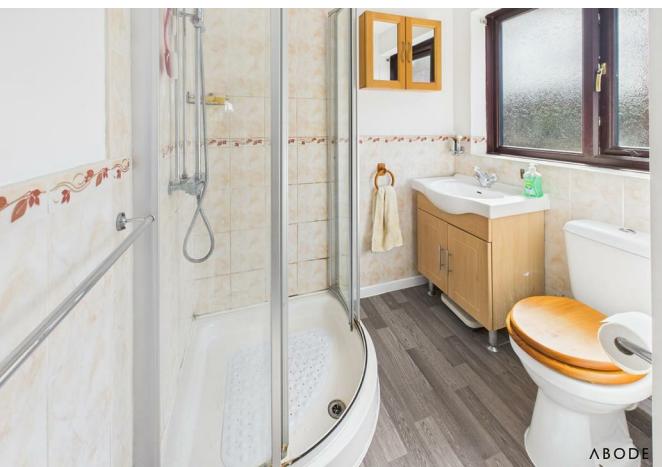


## SHOWER ROOM

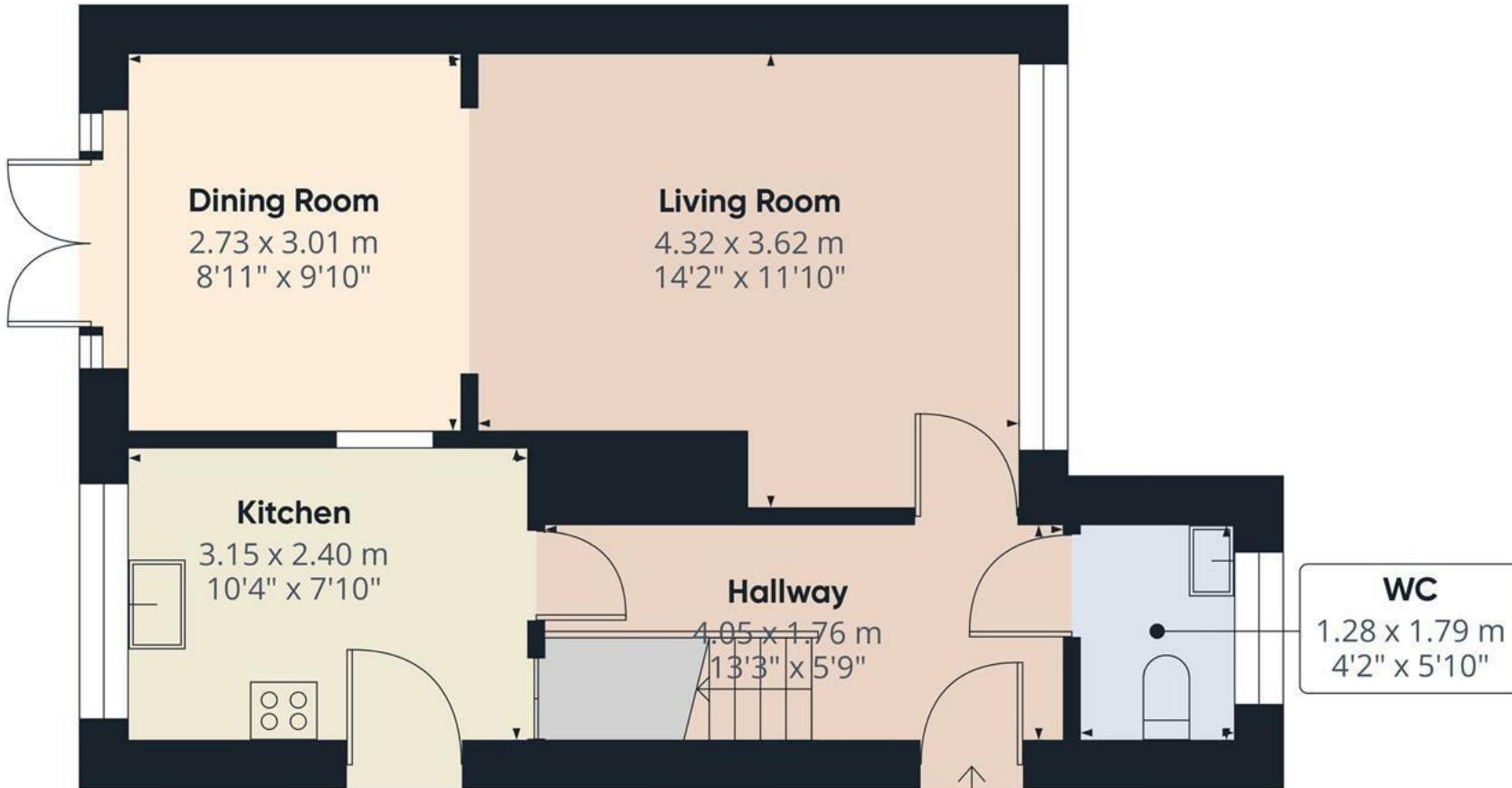
Shower cubicle, vanity sink unit with wash hand basin and storage cupboard, low flush wc, radiator and upvc double glazed window.

## 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.







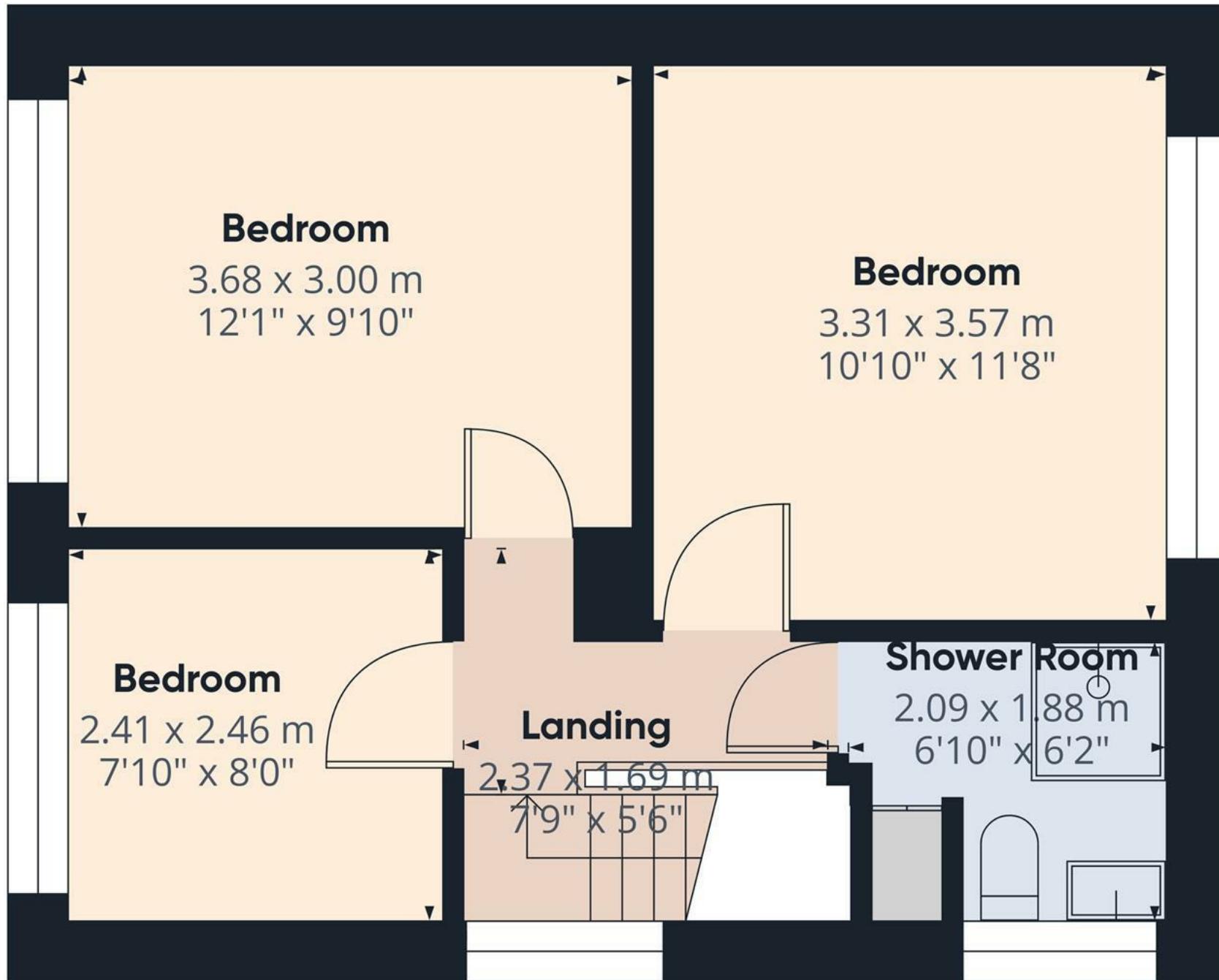
Approximate total area<sup>(1)</sup>

40.6 m<sup>2</sup>

437 ft<sup>2</sup>

(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.

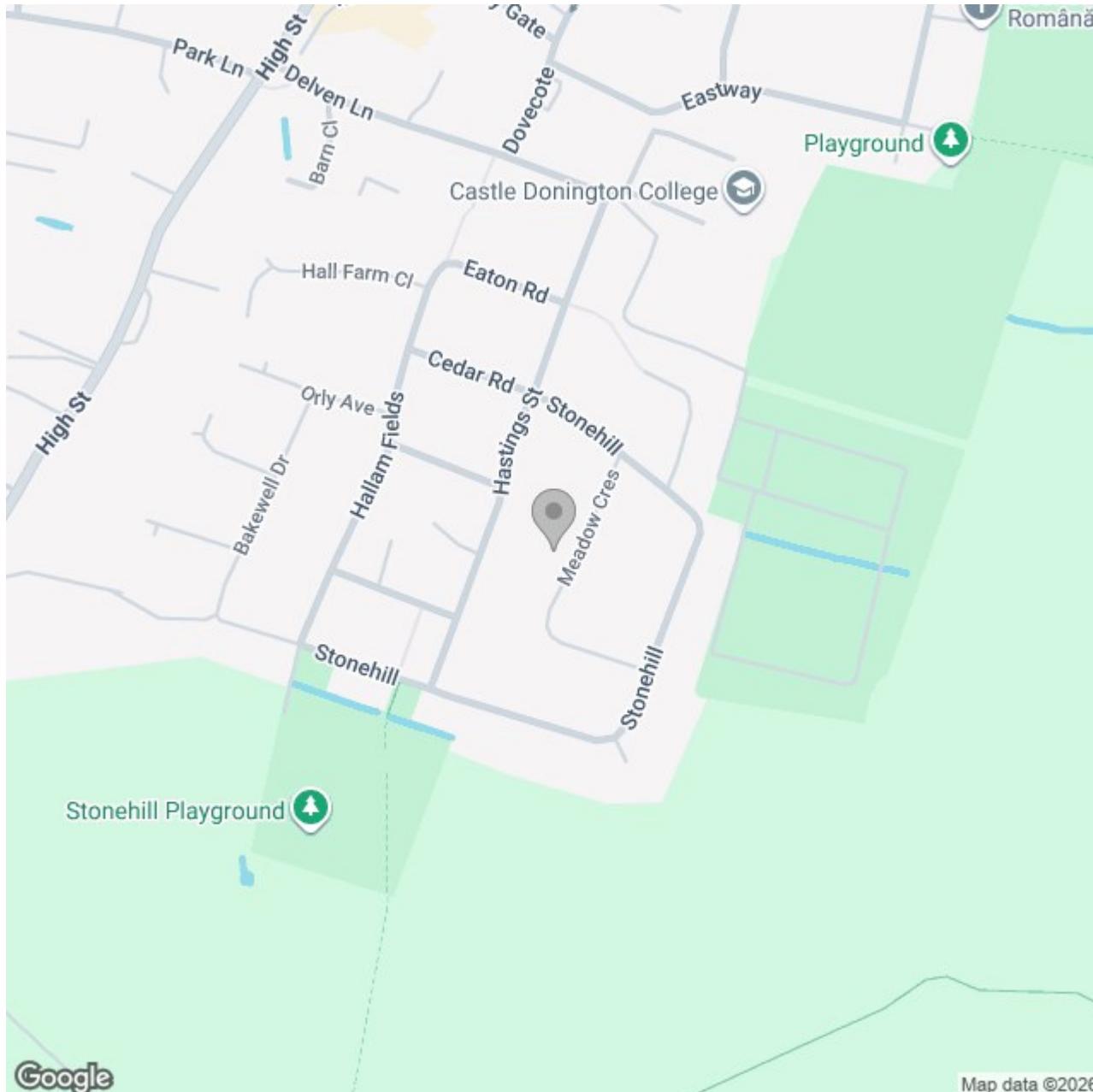


Approximate total area<sup>(1)</sup>

36.7 m<sup>2</sup>  
396 ft<sup>2</sup>

(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.



## Energy Efficiency Rating

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