

Heritage Road, Castle Donington, Derbyshire, DE74 2YR
£399,950





**** IMMACULATE CONDITION **** This is an impressive family home offering an entrance hall with guest cloakroom, lounge with double doors onto the garden, family room/study, fitted dining kitchen also with doors onto the garden and a utility room. The first floor offers 4 good size bedrooms, family bathroom and an en suite shower room. Enclosed garden, long drive and a single garage.

HALL

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

CLOAKROOM

Low flush wc, wash hand basin and radiator.

LOUNGE

Upvc double glazed window to the front and double doors to the rear, radiator.

FAMILY ROOM/STUDY

Upvc double glazed windows to the side and the front and a radiator.

DINING KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric double oven, gas hob and an extractor hood, integrated fridge freezer and dishwasher. Upvc double glazed windows, doors onto the garden, radiator and a door to the utility room.

UTILITY ROOM

Plumbing and space for a washing machine, work surface and radiator.

FIRST FLOOR LANDING

Doors to -

BEDROOM 1

Wardrobes, upvc double glazed windows and a radiator.



EN SUITE

Shower, low flush wc, wash hand basin, chrome heated towel radiator and upvc double glazed window.

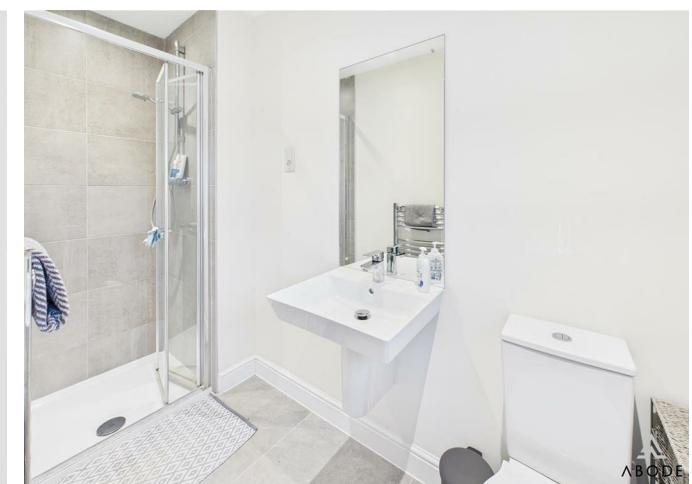
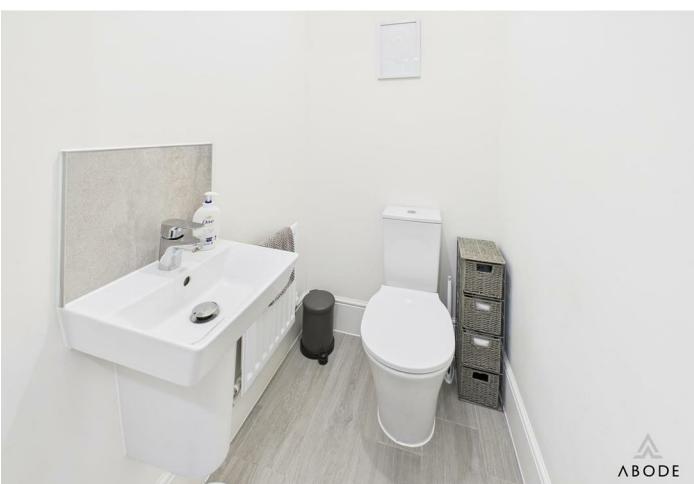
BEDROOM 2

Wardrobes, upvc double glazed windows and a radiator.

BEDROOM 3

Upvc double glazed windows and a radiator.







BEDROOM 4

Upvc double glazed windows and a radiator.

BATHROOM

Panel enclosed bath with shower and shower screen, low flush wc, wash hand basin, chrome heated towel radiator and upvc double glazed window.

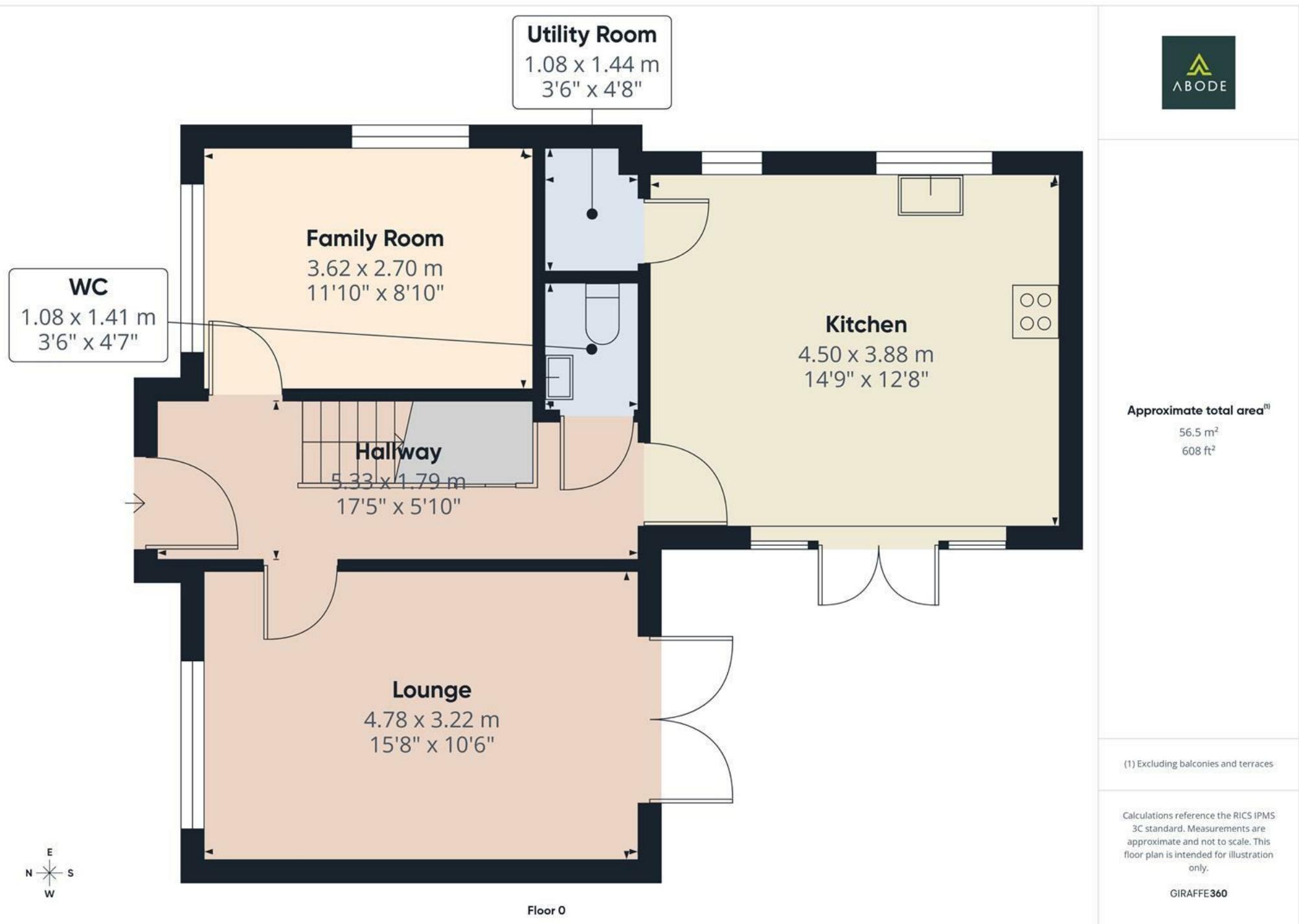
OUTSIDE

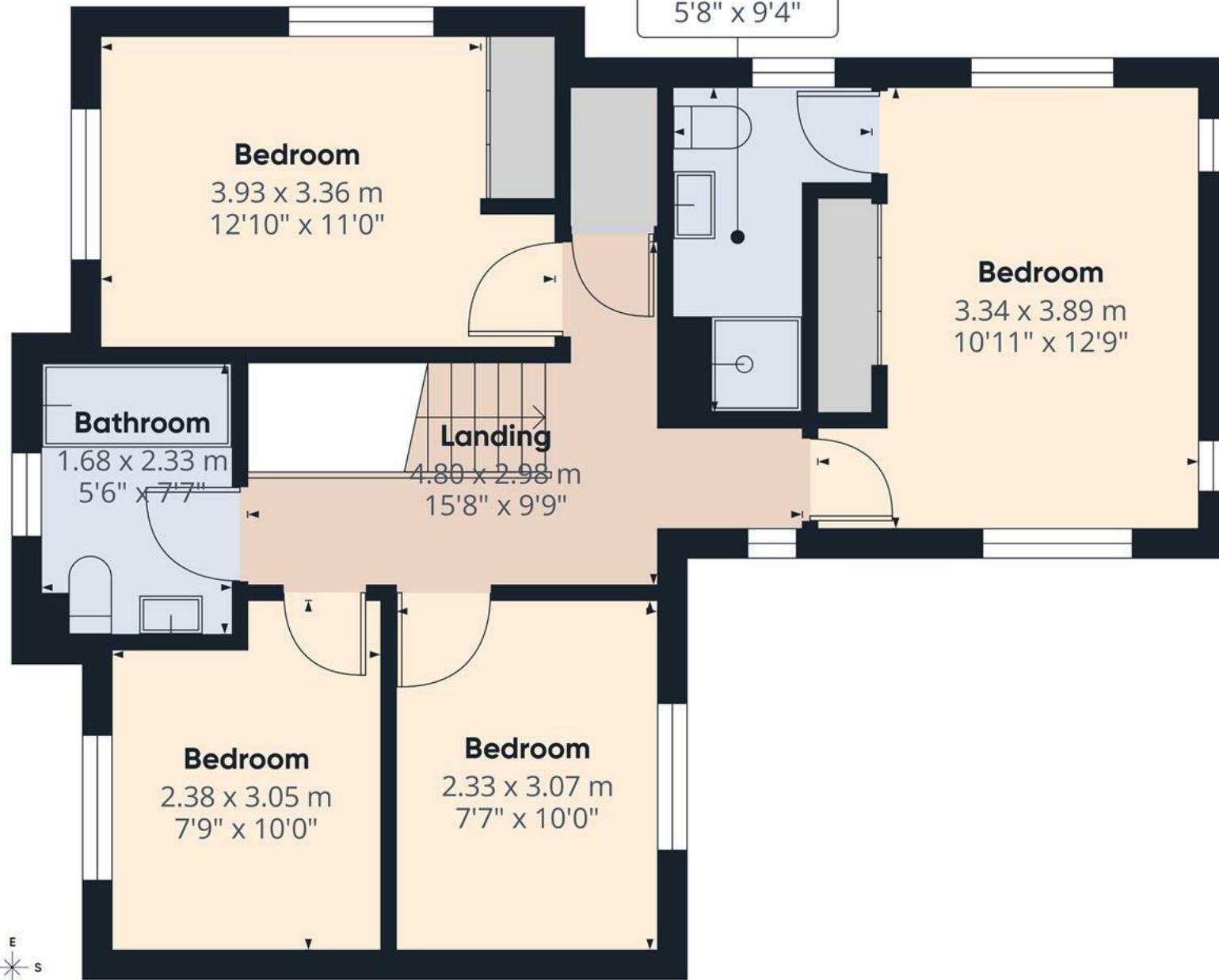
Front lawn with shrubs, side drive down to a single garage with up and over door. Gated access into the enclosed rear garden with lawn and paved patio.









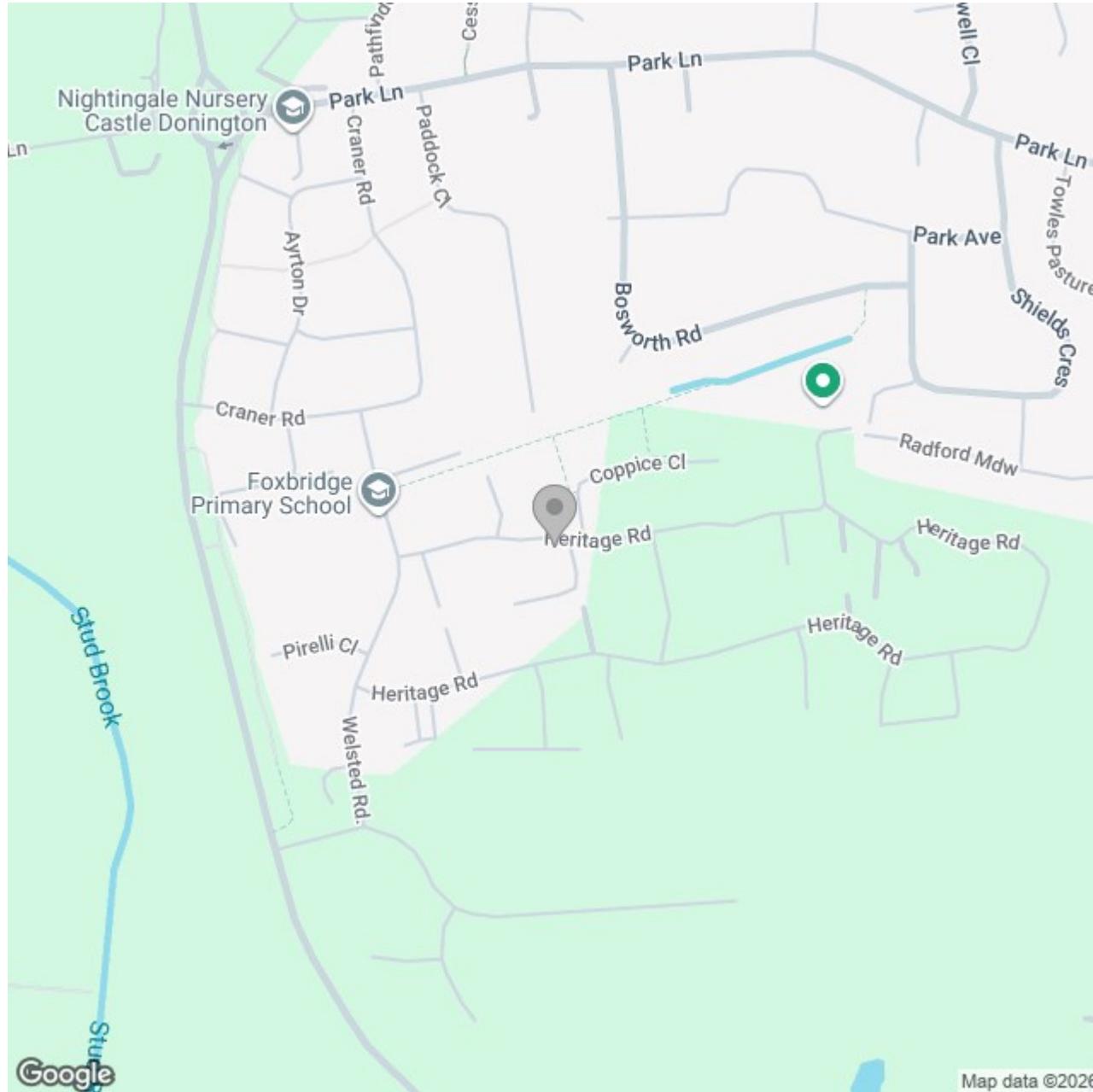


Approximate total area⁽¹⁾

51.9 m²
559 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.



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 94 |
| (81-91) B | 85 | |
| (69-80) C | | |
| (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 | |