

# Huntingdon Drive, Castle Donington, Derbyshire



- ❑ Well presented and extended detached home
- ❑ Situated in this ever popular residential location
- ❑ Entrance hall, lounge, separate dining room
- ❑ Kitchen with utility and guest cloakroom
- ❑ Four bedrooms and family bathroom to the first floor
- ❑ Pvc framed double glazing to windows
- ❑ Gas fired central heating system

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Offers In Excess Of: £230,000





## ACCOMMODATION

### GROUND FLOOR

**ENTRANCE HALL** Accessed via a Pvc entrance door. Pvc framed double glazed window to the side elevation. Central heating radiator.

**LOUNGE** 21' x 11' 11" (6.4m x 3.63m) With Pvc framed double glazed window to the front elevation, central heating radiator and central feature fireplace with marble effect inset and base, mantel surround and incorporating a living flame gas fire. Coving to ceiling.

**DINING ROOM** 11' 8" x 9' 7" (3.56m x 2.92m) With Pvc framed double glazed double doors opening to the rear garden, Pvc framed double glazed window to the rear elevation, and side elevations. Central heating radiator, coving to ceiling.

**KITCHEN** 11' x 7' 11" (3.35m x 2.41m) Including units at eye and base level providing work surface, storage and appliance space. Single drainer sink unit with mixer tap over, plumbing for dishwasher, understairs storage cupboard, Pvc framed double glazed window to the rear elevation.

**UTILITY ROOM** 7' 10" x 4' 11" (2.39m x 1.5m) Including plumbing for washing machine, Glow worm wall mounted central heating boiler, Pvc framed double glazed window to the side elevation and opaque Pvc framed double glazed door to the side elevation.

**GUEST CLOAKROOM** Comprising a suite of wash

hand basin. Opaque Pvc framed double glazed window to the side elevation.

### FIRST FLOOR

**LANDING** With access to the roof space. Airing cupboard including hot supply cylinder.

**BEDROOM ONE** 12' 2" x 11' 8" (3.71m x 3.56m) With Pvc framed double glazed window to the front elevation. Central heating radiator. Free standing wardrobes. Coving to ceiling.

**BEDROOM TWO** 11' 7" x 8' 8" (3.53m x 2.64m) With Pvc framed double glazed window to the front elevation. Central heating radiator. In built wardrobe.

**BEDROOM THREE** 9' 2" x 8' 4" (2.79m x 2.54m) With Pvc framed double glazing to the rear elevation. Central heating radiator.

**BEDROOM FOUR** 8' 1" x 6' 3" (2.46m x 1.91m) With Pvc framed double glazed window to the rear elevation. Central heating radiator.

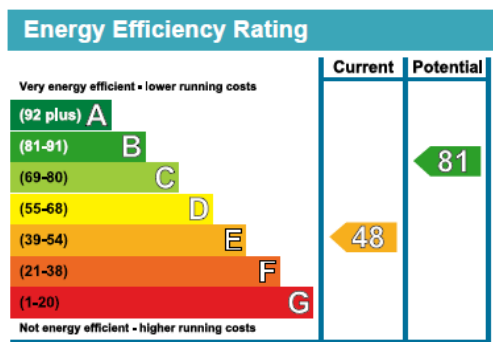
**FAMILY BATHROOM** Comprising a suite in white of panelled bath with Triton shower over, wash hand basin and w.c. Opaque Pvc framed double glazed window to the rear elevation, towel rail.

### OUTSIDE

**GARAGE AND GARDENS** The property is set back behind a lawned foregarden with adjacent driveway

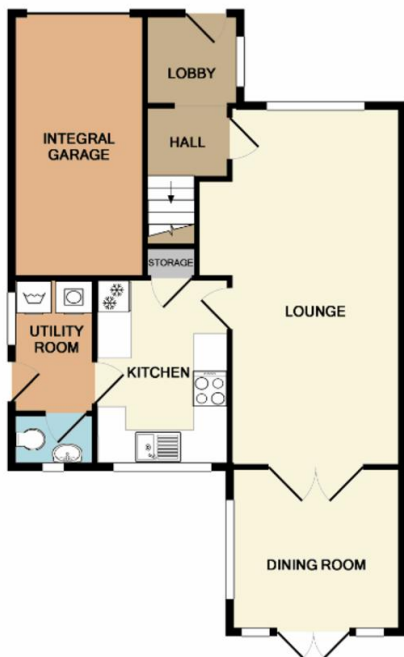


leading through to the integral garage. To the rear a garden laid to lawn with particularly well stocked flower borders. Arch through to further garden with shed.

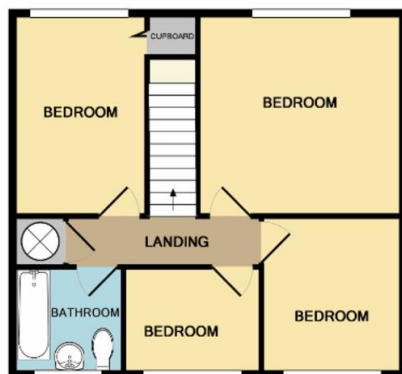


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GROUND FLOOR  
APPROX. FLOOR  
AREA 657 SQ.FT.  
(61.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 486 SQ.FT.  
(45.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1142 SQ.FT. (106.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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