

The Green, Castle Donington, Derbyshire



- ❑ Extended detached property
- ❑ Entrance hall with guest cloakroom
- ❑ Lounge, dining room and kitchen
- ❑ Three good bedrooms
- ❑ First floor bathroom
- ❑ Detached garage and off road parking
- ❑ Gas fired central heating system

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Offers In Excess Of: £175,000



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL With stairs rising to the first floor, understairs storage cupboard and central heating radiator. Leading off...

GUEST CLOAKROOM Comprising a suite in white of wash hand basin and w.c. Opaque double glazed window to the front elevation.

LOUNGE 17' 1" x 11' 1" (5.21m x 3.38m) With double glazed window to the front elevation, central heating radiator, central feature fireplace with marble effect inset and base, mantel surround and incorporating a living flame gas fire. Multi paned double doors through to...

DINING ROOM 14' 10" x 9' 10" (4.52m x 3m) With double glazed patio doors, central heating radiator.

KITCHEN 17' 9" x 7' 5" (5.41m x 2.26m) With units at eye and base level providing work surface, storage and appliance space. Four ring gas hob with extractor over, electric double oven, plumbing for washing machine and dishwasher, wall mounted Baxi central heating boiler, sink unit, central heating radiator, door opening to the rear elevation.

FIRST FLOOR

LANDING With double glazed window to the side elevation.

BEDROOM ONE 13' 8" x 9' 3" (4.17m x 2.82m) With double glazed window to the front elevation. Central heating radiator.

BEDROOM TWO 11' 5" x 10' 5" (3.48m x 3.18m) With double glazed window to the rear elevation. Central heating radiator.

BEDROOM THREE 8' 1" x 8' (2.46m x 2.44m) With double glazed window to the front elevation. Central heating radiator.

BATHROOM Comprising a suite in white of panelled bath with shower attachment off the mixer tap and Triton shower over. Opaque double glazed window to the rear elevation, central heating radiator and tiled walls.

OUTSIDE

GARAGE AND GARDEN the property is set back from the road behind a lawned fore garden with adjacent driveway providing off road parking and leading through to the DETACHED GARAGE with up and over door. To the rear an enclosed garden with patio, shaped lawn and flower borders.



Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

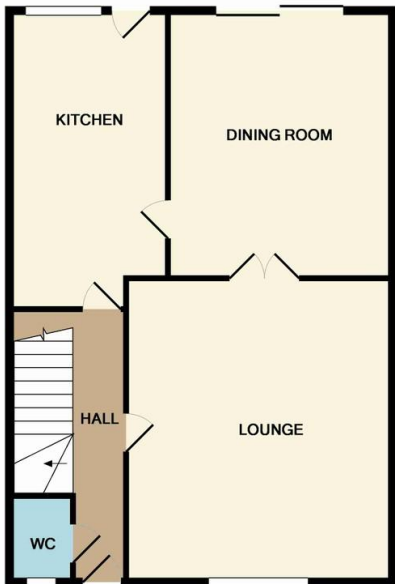
(1-20) **G**

Not energy efficient - higher running costs

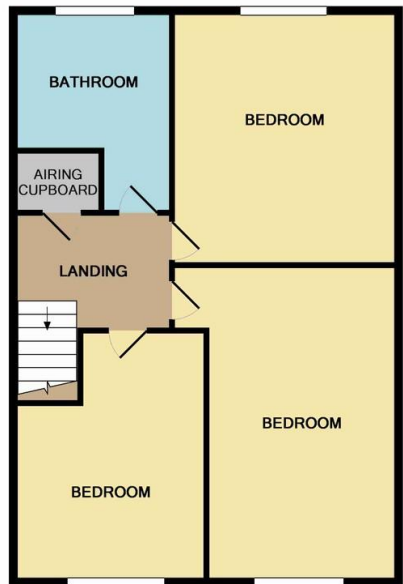
Current	Potential
54	80

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GROUND FLOOR
APPROX. FLOOR
AREA 668 SQ.FT.
(62.0 SQ.M.)



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1ST
APPROX.
AREA 1
(62.4

TOTAL APPROX. FLOOR AREA 1339 SQ.FT. (124

Whilst every attempt has been made to ensure the accuracy of the floor plan of doors, windows, rooms and any other items are approximate and no responsibility is accepted for any omission, or mis-statement. This plan is for illustrative purposes only and should not be relied upon for any other purpose. The services, systems and appliances shown have not been checked and as to their operability or efficiency can be given no guarantee.
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