

Towles Pastures, Castle Donington, Derbyshire



- ❑ Particularly impressive detached bungalow
- ❑ Very well presented throughout
- ❑ Generously proportioned living space
- ❑ Entrance hall with guest cloakroom, spacious lounge
- ❑ Modern living kitchen with utility room
- ❑ Three double bedrooms, master en-suite
- ❑ Contemporary family bathroom

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Offers In Excess Of: £375,000





ACCOMMODATION

ENTRANCE HALL 17' 3 max" x 6' 1" (5.26m x 1.85m)
With T shape hallway accessed through Pvc framed part glazed door with double glazed side panels. Triple set of central heating radiators. Useful storage cupboard and rooms leading off.

GUEST CLOAKROOM Comprising a suite in white of pedestal wash hand basin and w.c. Opaque leaded Pvc framed double glazed window to the front elevation, central heating radiator, part tiled walls and tiled floor. Extractor fan.

LOUNGE 18' 5" x 18' (5.61m x 5.49m) With leaded Pvc framed double glazed window to the front elevation, Pvc framed double glazed French doors opening to the sun lounge, two central heating radiators, central feature fireplace with marble effect inset and base, mantel surround and incorporating a living flame catalytic converter gas fire. Glazed French doors to hallway Coving to ceiling.

LIVING KITCHEN 17' 8" x 11' 7" (5.38m x 3.53m)
Modern kitchen comprising of a range of units at eye and base level providing work surface, storage and appliance space. One a quarter bowl stainless steel sink unit with mixer tap over, Neff electric four ring hob with stainless with extractor hood over. Neff built under electric fan oven. Plumbing for American style fridge freezer. integral dish washer. Central heating radiator. Kitchen Island with further storage cupboards. Pvc framed double glazed window to the rear elevation, Pvc framed double glazed doors opening to the rear

conservatory, down lighters.

REAR CONSERVATORY 11' 0" x 5' 5" (3.35m x 1.65m)
With brick built base and Pvc framed double glazed units. Underfloor heating. Pvc framed double glazed doors to either side providing access to garage and gardens

UTILITY ROOM Including single drainer sink unit with mixer tap over, plumbing for washing machine, Worcester wall mounted central heating boiler, part tiled walls. Central heating radiator and extractor fan.

BEDROOM ONE 13' 6" x 9' 11" (4.11m x 3.02m) With leaded Pvc framed double glazed window to the front elevation. Central heating radiator. Built in Sharpe's wardrobes and draw set, leading to

EN SUITE With pedestal hand basin, shower cubicle with mains fed Mira shower, WC, central heating radiator, extractor fan. The en suite is fully tiled.

BEDROOM TWO 13' 11" x 9' 9" (4.24m x 2.97m) With leaded Pvc framed double glazed window to the front elevation. Central heating radiator and fitted Sharpe's wardrobes and draw set.

BEDROOM THREE/ OFFICE 12' 11" x 9' 5" (3.94m x 2.87m) With leaded Pvc framed double glazed window to the rear elevation. Central heating radiator. Fitted built in Sharpe's wardrobes.

CONSERVATORY/SUN LOUNGE 12' 9" x 11' 5" (3.89m x 3.48m) With brick base and Pvc framed



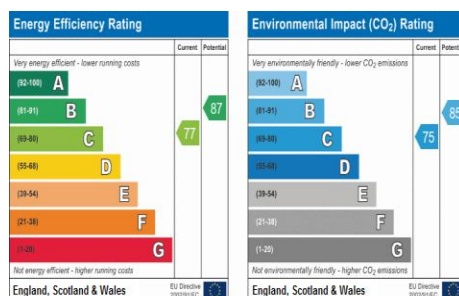


double glazed units, glass sun dim glass roof, doors opening to garden. Underfloor heating, Fitted blinds.

FRONT With paved pathway to front door, sided by lawn. Boundary of brick and wrought iron wall merging into laurel hedgerow. Block paved drive way to single up and over garage and side access gate to rear.

GARAGE 17' 3" x 9' 2" (5.26m x 2.79m) With single up and over manual door, construction of concrete base and brick built walls , pitched roof. Power and light.

GARDENS REAR AND SIDE With hard standing area to the rear of the bungalow offering access to side agate and garage. Endosed side gardens consisting of lawn and borders of mature plants and shrubs enhanced by an array of roses. There is a patio area just of the conservatory and a garden shed.



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