

Moira Dale, Castle Donington, Derbyshire



- ❑ Ideal for the first time buyer
- ❑ Gas fired central heating with combi boiler
- ❑ Two good sized bedrooms
- ❑ Conservatory
- ❑ Ground floor WC
- ❑ Double glazing to windows
- ❑ Off road parking

23-25 Borough
Street, Castle
Donington, Derby,
Derbyshire, DE74 2LA

Tel: 01332 811333
ask@marbleproperty.co.uk
www.marbleproperty.co.uk

Offers In Excess Of: £130,000





ENTRANCE HALL Accessed through Pvc part glazed door to hallway with laminate flooring, radiator, stairs rising and door leading off to...

LOUNGE 13' 6" x 13' 7" (4.11m x 4.14m) Double-glazed bay window to front views, central heating radiator, fireplace and central heating control panel.

KITCHEN/DINER 9' 11" x 17' 2" (3.02m x 5.23m) With a range of base and wall storage units, laminate flooring, central heating radiator. Plumbed in washing machine, tumble dryer, Cannon gas free standing cooker, hob and grill, under work top refrigeration and freezer. Stainless steel 1 1/2 drainer sink with swan neck mixer tap, tiled splash backs, twin Pvc windows to rear views. Useful under stair cupboard, area for dining table, glazed door leading to porch, which incorporates the guest w.c.

CONSERVATORY 8' 2" x 10' 7" (2.49m x 3.23m) Upvc built conservatory with fully fitted side and roof blinds, views and access to the rear garden

LANDING With Pvc window offering natural light to the landing and access to the loft.

BEDROOM ONE 14' 8max" x 10' 2" (4.47m x 3.1m) With Pvc double glazed window to front views. Built in storage cupboard housing "Main" combi boiler, Feature fireplace and further storage cupboards

BEDROOM TWO 11' 11" x 8' 2" (3.63m x 2.49m) With Pvc windows to rear garden views, central heating radiator, built in wardrobes and storage.

BATHROOM 8' 8" x 6' 10" (2.64m x 2.08m) With built in white sink with storage cupboards below. Low level flush WC, Separate full tiled shower cubicle with main fed shower. Pvc opaque window. Extractor fan.

FRONT With block paved area offering off road parking, leading to front door and side access gate to rear gardens.

REAR GARDENS Small paved patio area and side access gate and front of the property. The garden is mainly laid to lawn with borders of mature plants and shrubs. Included are two garden sheds and a glass greenhouse.



Marble Property Services for itself and as agent for the vendor give notice that

- 1) These particulars are only a general outline for intending purchasers and do not constitute in whole or part an offer or a contract.
- 2) Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement.
- 3) No statement in these particulars is to be relied upon as a statement or representation of fact.



%epcGraph_c_1_129%