



- Impressive detached home with flexible accommodation
- Elevated position overlooking Bondgate
- Attractively maintained plot of 0.236 of an acre
- Entrance hall including a guest cloakroom
- Sitting room, dining room and breakfast kitchen
- Ground floor third bedroom
- Landing/study area, two bedrooms and shower room
- Ample parking and detached double garage
- Well placed for the vibrant village centre
- Read the vendor comment listed below

17 Bondgate

Castle Donington Leicestershire DE74 2NS

£375,000



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Situated in an elevated position overlooking Bondgate is this well presented, mature detached residence that is conveniently located for the centre of Castle Donington. Standing on a plot extending to 0.236 of an acre, the property offers particularly flexible accommodation which can only be appreciated by personal inspection.

VENDOR COMMENT We have been very happy living in the Orchards for the last 10 years. We decorated throughout immediately after buying the property, then had the entire house externally insulated in 2014. At the same time we installed solar PV panels on the garage roof. We especially enjoyed landscaping and planting the large garden, then adding a vegetable plot in 2015. The garden is perfect for outside entertaining, and the house is warm and snug inside, and very private. One great advantage is the easy walking distance to the village centre where there is now a great choice of places to eat and drink.

Leaving this house will be very hard, we just hope we can make our new property as nice!

THE PROPERTY

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL The hall runs the length of the property, being accessed by composite and glazed doors at front and rear elevations. Central heating radiator, wall mounted shoe store, concealed staircase rising to the first floor, parquet flooring.

GUEST CLOAKROOM Comprising a contemporary suite in white of wash hand basin and w.c. Double glazed window to the rear elevation, part tiling to walls, tiled floor.

SITTING ROOM 17' 1" x 11' 10" (5.21m x 3.61m) With double glazed window at front and side elevations, central heating radiator, brickette construction fire place incorporating a living flame gas fire. Parquet flooring, beamed ceiling.

DINING ROOM 15' x 14' 6" (4.57m x 4.42m) With double glazed double doors opening to the front elevation, centre heating radiator, remote controlled pebble effect living flame gas fire inset within the chimney breast. Parquet flooring.

BREAKFAST KITCHEN 15' 4" x 10' 4" (4.67m x 3.15m) With a range of units at eye and base level providing work surface, storage and appliance space. Rangemaster Toledo range cooker with extractor hood over, full sized double fridge freezer, one and a quarter bowl sink unit with mixer tap over, breakfast bar, central heating radiator, double glazed window to side and rear elevations, tiled floor. Pantry including plumbing for washing machine.

BEDROOM THREE 13' x 10' (3.96m x 3.05m) With double glazed double doors opening to the rear garden, central heating radiator, period fire place, parquet floor.

BATHROOM Comprising a contemporary suite in white of bath and wash hand basin. Storage cupboards beneath the wash hand basin, heated towel rail, opaque double glazed window to the rear elevation, tiled walls, down lighters.

FIRST FLOOR

LANDING/STUDY AREA 12' 5" x 10' 3" (3.78m x 3.12m) With access to the roof space, contemporary wall mounted central heating radiator, double glazed window to the side elevation, good sized storage area incorporating the central heating boiler.

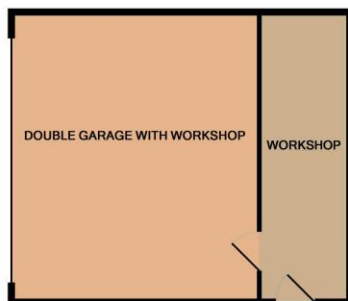
MASTER BEDROOM 18' 6" at maximum x 12' 1" (5.64m at maximum x 3.68m) With restricted head height in part due to the pitch of the ceiling. With double glazed windows to the side elevation, central heating radiator, eaves storage.

BEDROOM TWO 9' 10" x 8' 8" (3m x 2.64m) With double glazed window to the front elevation, central heating radiator.

SHOWER ROOM Comprising a suite in white of wash hand basin and w.c. Walk in cubicle housing the Mira events shower. Heated towel rail, airing/storage cupboard, access to the roof space, extractor fan.

OUTSIDE

GARDENS, GARAGE AND PARKING The property is situated in an elevated position on a plot extending to 0.236 of an acre, initially fronted by a gravelled area with ornate wrought iron fencing incorporating three vegetable beds with fully automated gravity fed water supplies. Spiral staircase leading up to the formal front garden which is laid to lawn and enjoys stocked borders, being afforded a degree of privacy by mature trees. There is also a covered seating area to the front. Dual access to the rear elevation. Brick and tile construction out building, log and bin stores. To the rear a raised garden incorporating a patio, which looks towards St Edwards church, being surrounded by lawn and flower borders. Adjacent to the garden is a block paved driveway providing ample off road parking and leading through to the substantial detached **DOUBLE GARAGE** 19' 9" x 15' 10" with a remote controlled door, light and power supplies, storage space over. To the rear of the garage is a work shop, 19' 9" x 6'.



1ST FLOOR

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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GROUND FLOOR

