



20 Clapgun Street

Castle Donington, Derby, DE74 2LE

Offers In Excess Of £160,000



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Property & Village

Don't miss this home, close to the heart of the village, this attractive presented character mid terraced cottage over three floors. Positioned in a much sought after location. Briefly comprising of lounge, cottage style kitchen, mid floor snug, bathroom and bedroom, upper floor bedroom with dressing area. Having a gas fired central heating system. Attractive courtyard garden. Covered passage way to front elevation. Early viewing recommended.

Castle Donington itself is a vibrant location with a high standard of amenities including shops, post office, doctors' surgery, pharmacy, super market, pubs and restaurants. For the commuter East Midlands airport, Parkway railways station and the national motorway network are all readily accessible as are the centres of Nottingham, Derby and Leicester via the 24-hour running Skylink bus service.

Accommodation

Lower Floor

Entrance

The property is accessed via the front timber framed stable type door opening to the Lounge.

Lounge

12'11" x 9'3" (3.94 x 2.83)

With timber framed glazed windows to front, Built-in meter cupboard. Feature fireplace with timber lintel, tiled surround and hearth, housing an open grate fireplace. Oak flooring. Stairs rising.

Kitchen

11'1" x 9'3" (3.40 x 2.83)

With timber framed door to rear courtyard garden, and matching timber framed window. Solid block work surface with inset ceramic sink. Integrated four ring gas hob with oven built under. Space for white goods.

Upper Floor

Snug/ Sitting room

12'11" x 6'9" (3.95 x 2.08)

Located on the first floor there is a snug area, offers flexible usage. With twin timber framed glazed windows to the rear elevation. Central heating radiator. Latch key door leading off.

Bathroom

6'10" x 5'8" (2.09 x 1.75)

With a suite comprising of panelled bath with twin headed (Including rainfall head) mains fed shower over. Timber plinth mounted ceramic sink. Wall mounted towel rail, extractor fan.

Bedroom Two

12'11" x 8'7" (3.95 x 2.64)

With timber framed glazed window to front elevation. Central heating radiator.

Second Floor

Bedroom One

13'3" x 12'11" (4.04 x 3.95)

With twin framed glazed windows to front elevation. Central heating radiator. Access to roof space. Dressing area.

Dressing Room

12'11" x 6'9" (3.95 x 2.08)

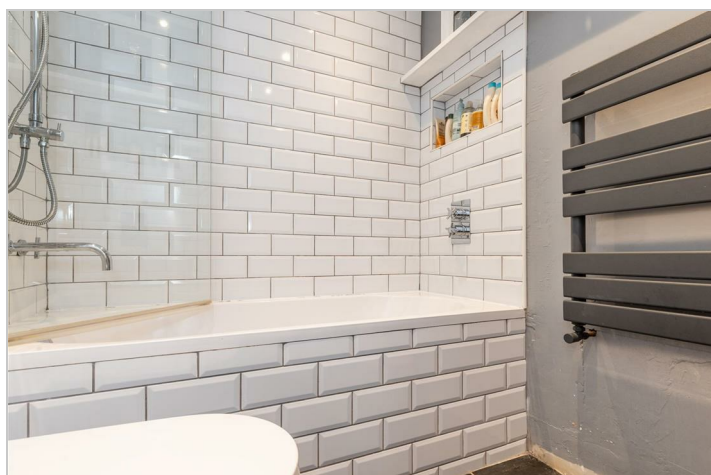
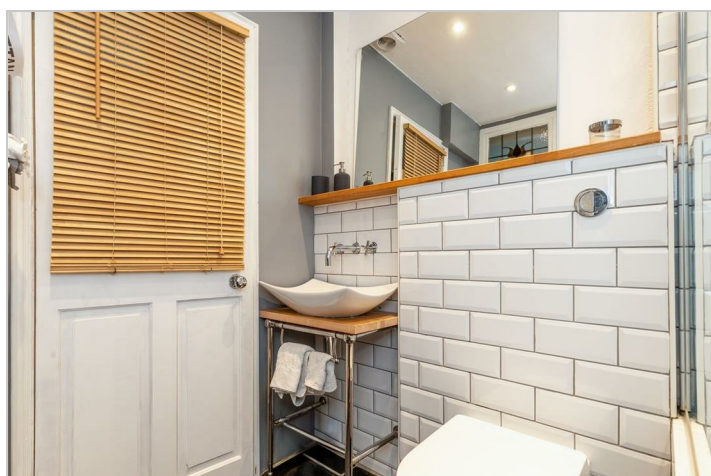
With a bank of timber framed windows running across the width of the room. Built in storage space. Presently used as home office.

Outside Front

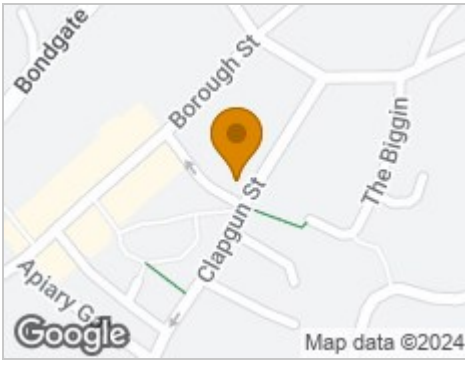
The property sits on Clapgun street, A covered passageway leads to the rear courtyard garden.

Outside Rear

The private courtyard garden is enclosed by brick wall boundaries, a hardstanding terrace and access to the covered side passage way to the front elevation.



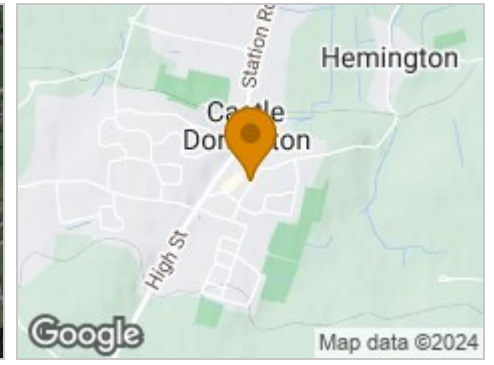
Road Map



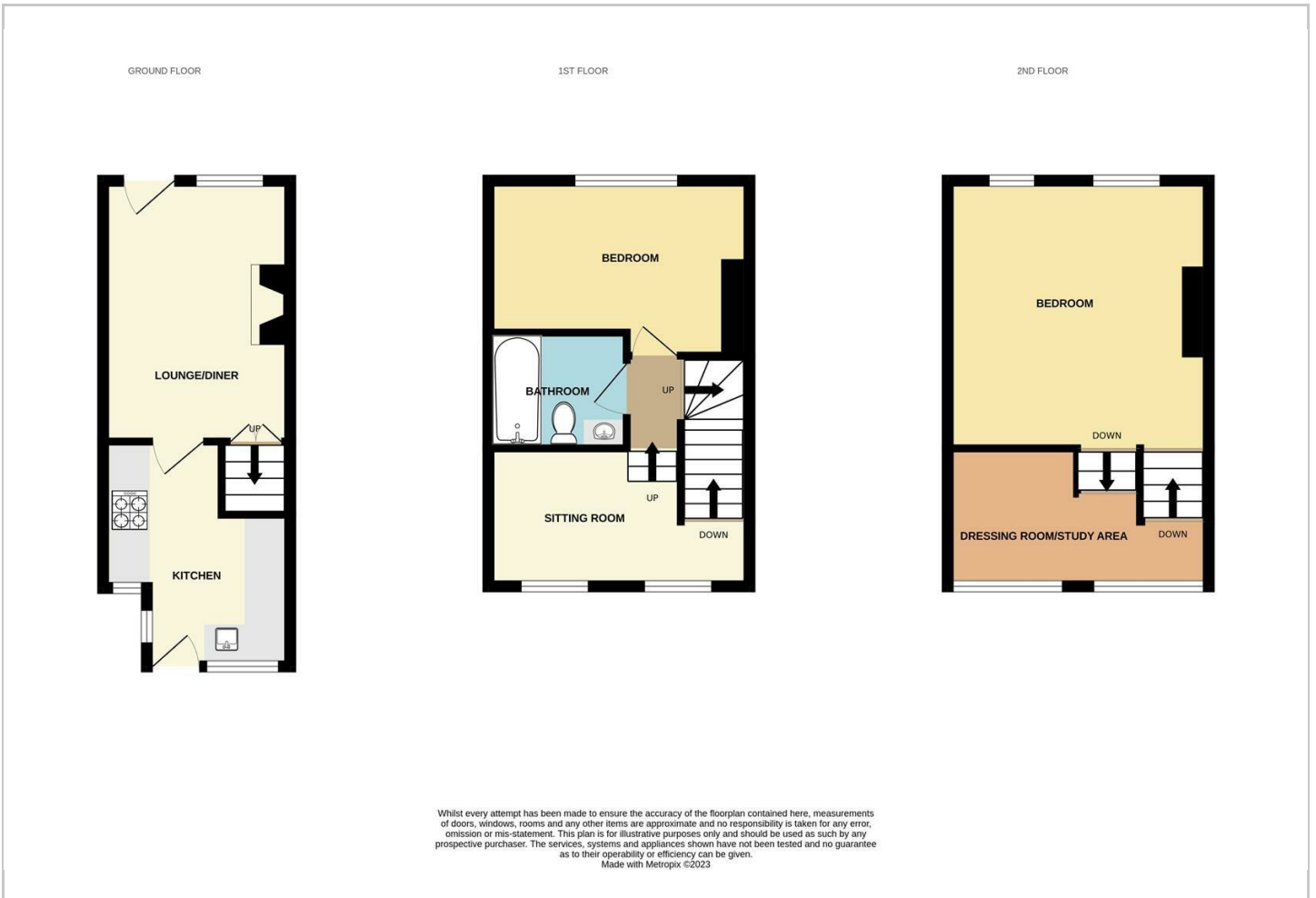
Hybrid Map



Terrain Map



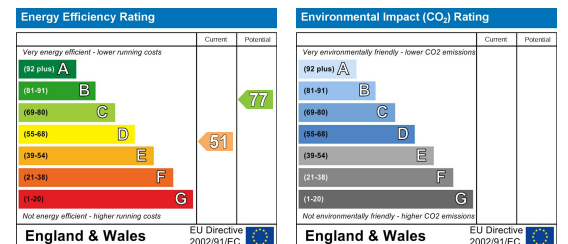
Floor Plan



Viewing

Please contact our Marble Property Services Office on 01332 811333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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