



38 Hillside

Castle Donington, Derby, DE74 2NH

Offers In Excess Of £220,000



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Property & Village

Highly individual home of character with accommodation over two floors. The property enjoys delightful private courtyard gardens to the rear, with lovely first floor views from the house towards Bondgate and beyond, accommodation includes Entrance Hall, Lounge Dining Room, fitted Breakfast Kitchen, three Bedrooms, fitted Bathroom and Cellar. Very convenient for the centre of Castle Donington and viewing is recommended.

Castle Donington itself is a vibrant location with a high standard of amenities including shops, post office, doctors surgery, pharmacy, supermarket, pubs and restaurants. For the commuter East Midlands airport, Parkway railway 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

Entrance

The property is accessed via the UPVC framed front door off Hillside, opening to the hallway with enclosed meter cupboard, central heating radiator, staircase rising to upper floor and staircase descending to cellar

Lounge Diner

20'1" x 16'2" (6.14 x 4.93)

With UPVC framed double glazed window to front views, feature fireplace with exposed brick internal fireplace and tiled hearth housing log burner, exposed timber ceiling beams, two sets of central

heating radiators and UPVC framed double glazed sliding patio doors to the garden terrace.

Kitchen

9'11" x 7'10" (3.04 x 2.40)

With UPVC framed double glazed window to garden views, a range of wall and base units, work surface with inset stainless-steel sink and drainer, space for standalone cooker, plumbing for washing machine, breakfast bar and central heating radiator.

Cellar

10'0" x 7'11" : 10'4" x 8'1" (3.06 x 2.42 : 3.17 x 2.47)

With access from the hallway, ceramic tiled steps descending to cellar split into two areas with tiled floor power and light.

Landing

Dog leg staircase rising to the landing with access to roof space and doors leading off to further rooms.

Bedroom One

11'1" x 10'3" (3.40 x 3.14)

With UPVC framed double glazed window and central heating radiator

Bedroom Two

10'3" x 8'11" (3.14 x 2.74)

With UPVC framed double-glazed window and central heating radiator.

Bedroom Three

8'5" x 7'11" (2.57 x 2.42)

With UPVC framed double-glazed window, central heating radiator and useful over stair cupboard.

Bathroom

8'5" x 5'7" (2.57 x 1.71)

With UPVC opaque double-glazed window, panelled bath with Triton Electric Shower over and fitted shower screen, vanity unit with inset ceramic sink and storage facilities, chrome towel rail and cupboard housing gas fired central heating boiler.

Court Yard Garden

With hardstanding terrace, block paved covered passageway to the front, decking area, paved patio, pebbled area and artificial lawn all enclosed by exposed brick walls.



