



## 8 Rosemeyer Lane

Castle Donington, Derby, DE74 2BL

£199,500



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## The Property and Village

This modern terraced property, built to an eye-catching design by Miller Homes. This impressive home, in the sought-after Charters Gate location, comprises briefly, Hallway with Guest Cloakroom, Lounge Diner, fitted Kitchen, two good Bedrooms and family Bathroom, ample off-road parking and enclosed Garden to the rear.

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

### Lower Floor

#### Hallway

With pathway leading to the composite door opening to the hallway, with central heating radiator and staircase rising.

#### Guest Cloakroom

With a suite comprising of WC, pedestal wash hand basin and central heating radiator.

#### Lounge

With UPVC framed double-glazed doors opening to the terrace and rear gardens, central heating radiators and useful under stair cupboard.

## Modern Fitted Kitchen

With UPVC Double glazed window to the front, a range of attractive eye level and base kitchen storage units, complementing work surface with inset stainless-steel sink and drainer integrated four ring gas hob with stainless steel extractor hood and fan above, built in undercounter oven, Space for appliances, plumbing for washing machine and plinth heater.

## Upper Floor

### Landing

With access to loft and doors leading to.

### Bedroom One

With UPVC framed double-glazed window to front elevation., central heating radiator, useful over stairs cupboard housing gas fired Potterton central heating boiler.

### Bedroom Two

With UPVC framed double-glazed window to rear garden views and central heating radiator.

### Main Bathroom

With a suite comprising of panelled bath with mains fed shower over and fitted shower screen, ceramic wash hand basin, tiled flooring, central heating radiator and extractor fan.

## Outside Front

The property sits back from the road and is accessed via the driveway which provides ample off road parking to the side of the property and access to the side gate to the gardens.

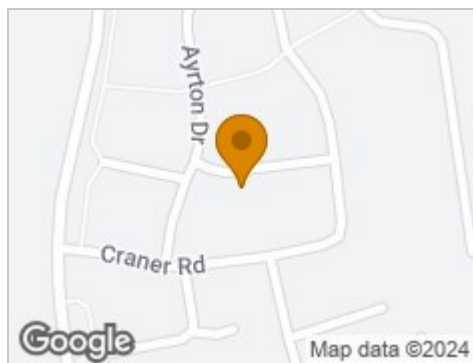
## Outside Rear

Tel: 01332 811333

With mainly lawned area, Enclosed private fencing and gate to access front of the property.



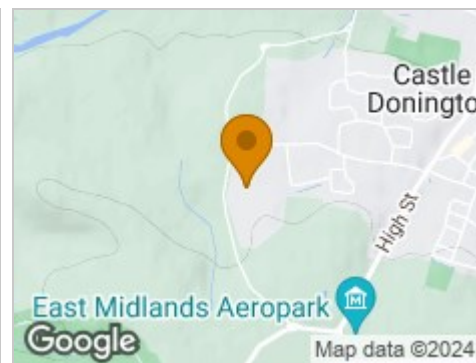
## Road Map



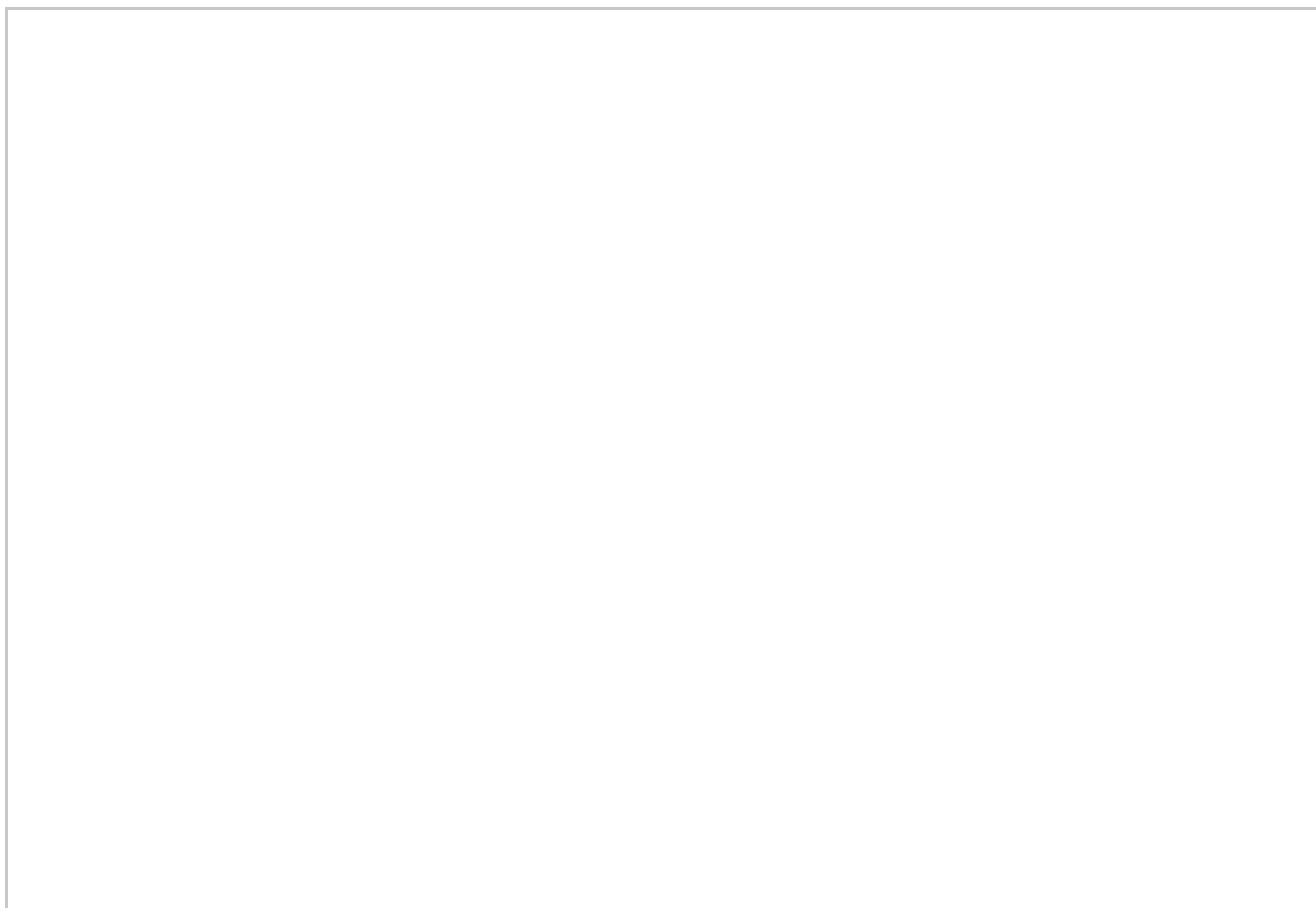
## Hybrid Map



## 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.

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