



## 7 School Lane, Castle Donington, DE74 2RT

**Asking Price £300,000**

Immaculately presented detached property situated in this ever-popular location. The property includes entrance hall, lounge/dining, kitchen, guest cloakroom, three double bedrooms and bathroom. Garage with storage area and a fully insulated shed for possible office use.. Private enclosed landscaped garden and off-road parking. Early viewing recommended.

Castle Donington is a much sought after village with an abundance of amenities and character charm.

The Village boasts great schools, an array of independent shops and businesses, local post office, doctors surgery, pharmacy as well as supermarkets, pubs and eateries.

The area is also excellent for commuters having East Midlands Airport, the Parkway rail station and the national motorway network on the doorstep.

### Property and Location

Immaculately presented detached property situated in this ever-popular location. The property includes entrance hall, lounge/dining, kitchen, guest cloakroom, three double bedrooms and bathroom. Garage with storage area and a fully insulated shed for possible office use.. Private enclosed landscaped garden and off-road parking. The property benefits from full gas central heating, double glazing throughout and a newly fitted roof to Property and Garage. Early viewing recommended.

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### Accommodation

#### Entrance Hallway

With composite door leading into hallway, porcelain tile flooring, vertical gas central heating radiator, under stairs storage cupboard with shelving and spot lights to ceiling.

#### Downstairs W.C.

With opaque uPVC window to the front elevation, gas central heating radiator, W.C. and pedestal sink.

#### Kitchen 17'1" x 11'11" (5.23 x 3.65)

With uPVC window and uPVC patio doors leading to the rear garden, gas central heating radiator, stylish wall and base units with complementing worktops. Integrated appliances including electric oven, five ring gas burner with extractor hood over, porcelain tile flooring, spotlights to ceiling and door leading into lounge/diner.

#### Utility 6'7" x 4'0" (2.02 x 1.24)

With uPVC window to the front elevation, plumbing for washing machine, tumble dryer and ample space for storage.

#### Lounge/Diner 23'9" x 11'9" (7.25 x 3.59)

With uPVC bay window to the front elevation, gas central heating radiator and feature fire place. To the dining area there are uPVC sliding patio doors to the rear garden, vertical gas central heating radiator and ample space for dining table.

### Landing

With a beautiful tiled staircase leading to the first floor and spotlights to the ceiling.

#### Bedroom One 13'6" x 10'5" (4.13 x 3.18)

With uPVC window to the rear elevation and gas central heating radiator.

#### Bedroom Two 10'5" x 10'2" (3.18 x 3.12)

With uPVC window to the front elevation and gas central heating radiator

#### Bedroom Three 10'2" x 9'2" (3.12 x 2.81)

With uPVC window to the front elevation, gas central heating radiator and access to fully boarded loft.

### Family Bathroom

With uPVC opaque window to the rear elevation, vanity sink with storage, W.C, panelled bath, shower cubicle and heated towel rail.

### Outside Front

With a block paved driveway to the front of the property with ample space for several vehicles, garage with electric door, hedge borders to the front and side access to the rear garden.

### Outside Back

This beautiful private south facing garden has a patio seating area with wooden built pagoda over for entertaining. Tropical plants, borders, trees, gravelled area and green house. There is access via a door into the garage with ample space for car parking or storage and a garden shed/office fully insulated with windows to the front and side for natural light.

#### Garage 16'0" x 9'2" (4.9 x 2.8)

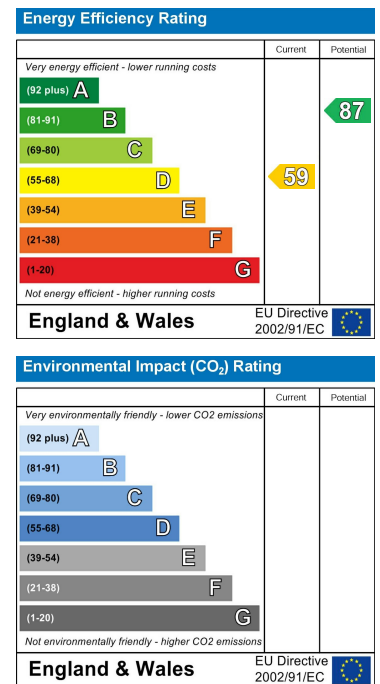
With electric garage door, lighting and ample space for car and storage.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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