



## 68 Bondgate

Castle Donington, Derby, DE74 2NR

Offers In Excess Of £370,000





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## Property and Location

This is a fabulous opportunity to acquire this lovingly restored link detached period property in the sought after location of Castle Donington. It features high ceilings, period fireplaces and original character features. The property briefly comprises of entrance hallway, spacious lounge, breakfast kitchen and conservatory. To the first floor there are three double bedrooms with En-suite to the master and a family bathroom. There is a private courtyard and garden with ample space for parking.

Castle Donington itself has a high standard of amenities including shops, pubs, restaurants, doctors surgery, pharmacy, supermarket and petrol filling station. For the commuter East midlands airport, Parkway railway station and the national motorway network are all readily accessible. The Sky link bus park is a short walk from the property providing 24 access to Derby, Nottingham and Leicester.

## Accommodation

### Entrance Hallway

With composite door leading to a feature hallway with original marble flooring, gas central heating radiator and beautiful high ceilings.

### Lounge

9 x 8 (2.74m x 2.44m)

With walk in bay window to the front elevation, gas central heating radiator, period fireplace with gas fire, wooden flooring and uPVC doors leading into the conservatory.

## Conservatory

12'9" x 9'6" (3.9 x 2.9)

With a brick plinth and uPVC double glazed units set upon. uPVC framed French patio doors opening to the rear garden.

## Open Plan Breakfast Kitchen

23'11" x 9'6" (7.3 x 2.9)

With uPVC window overlooking the rear garden, gas central heating radiator, extensive range of wall and base cabinets, complementing work surfaces, stainless steel sink with feature tap above. Integrated appliances including dishwasher, fridge freezer and washing machine and range style cooker. The Oak flooring runs throughout the kitchen leading to the breakfast area where there is ample space for a dining table and French double doors leading to the rear garden. The kitchen also benefits from a walk in pantry cupboard.

## First Floor

### Landing

With original galleried features, gas central heating radiator, storage cupboard and doors leading to.

### Master Bedroom

13'1" x 13'1" (4.0 x 4.0)

uPVC window to the front elevation, gas central heating radiator and period feature fireplace.

### En-suite

With uPVC opaque window to the front elevation, shower cubicle, W.C, pedestal sink, heated towel rail and loft access.

### Bedroom Two

11'9" x 9'6" (3.6 x 2.9)

With uPVC window to the front elevation, gas central heating radiator and period feature fireplace

### Bedroom Three

10'5" x 9'6" (3.2 x 2.9)

With uPVC window to the rear elevation, gas central heating radiator and period feature fireplace

### Family Bathroom

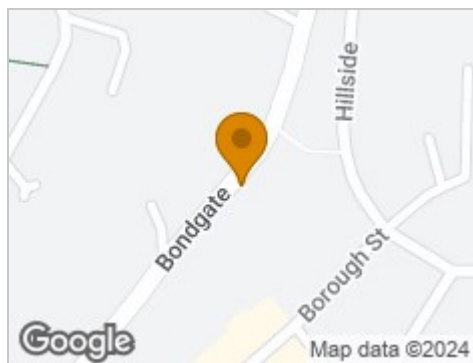
With uPVC window, built in curved panel bath with shower over, W.C, vanity unit with inset wash basin, chrome panelled towel rail and tiled flooring.

### Outside

With private gated access to the gravelled driveway, beautiful private garden, with wild flowers, trees and patio seating area.



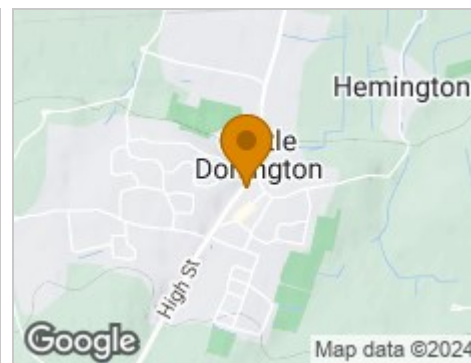
## Road Map



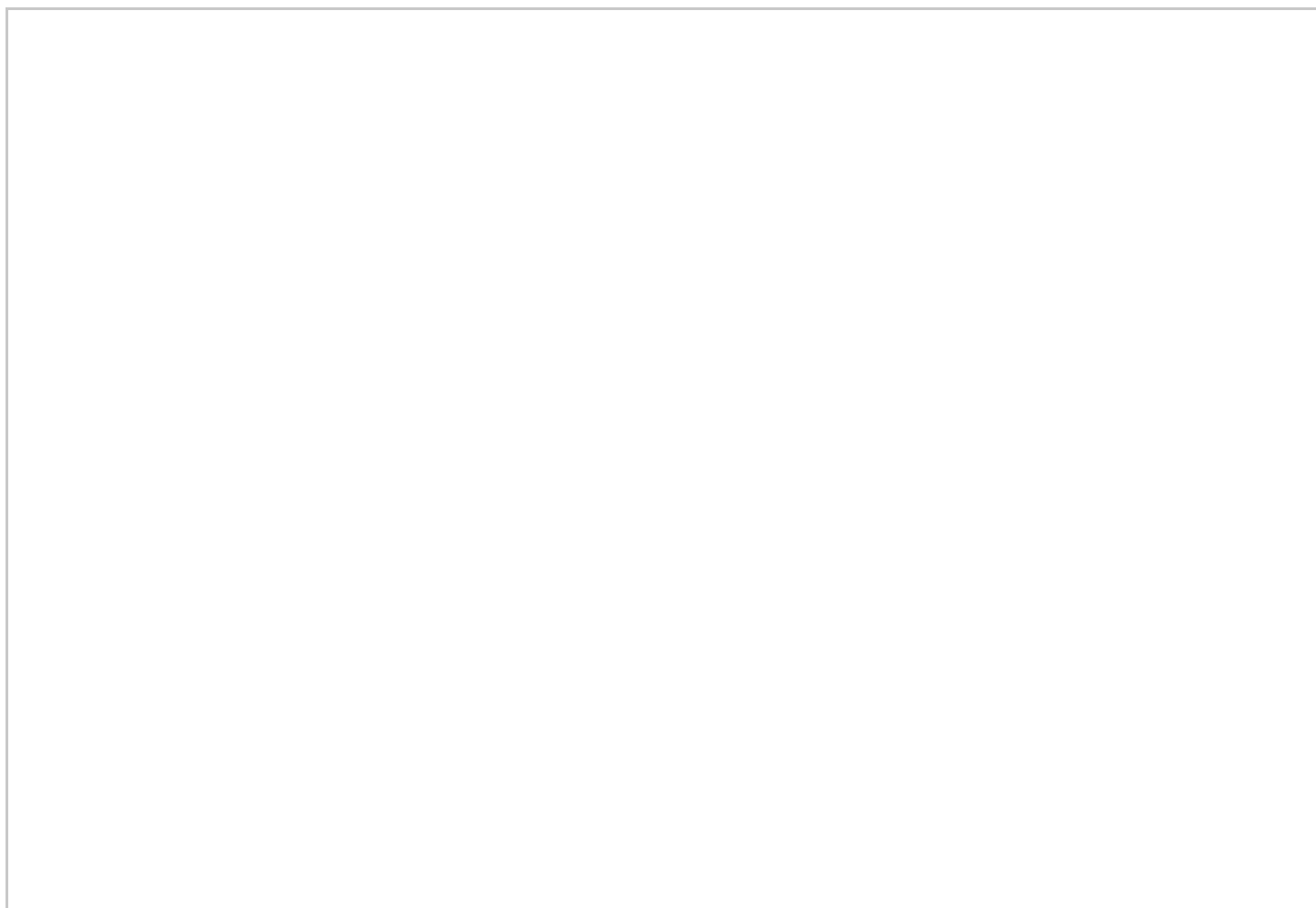
## Hybrid Map



## 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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