



**49 Bosworth Road, Derby, DE74 2JQ**

**Offers In Excess Of £245,000**

Marble Property Services are pleased to present to the market this extended, generously sized 3 Bedroom family home in the village of Castle Donington.

The property benefits from 3 spacious Reception Rooms PLUS a Conservatory, a modern fitted Kitchen, ground floor Wet Room and first floor Family Bathroom, three generous Bedrooms and Garage/Workshop.

Viewing highly recommended to fully appreciate all that this accommodation has to offer!

### Location

Castle Donington is a vibrant village with a high standard of amenities including an array of independent shops, pubs and eateries, post office, doctors surgery, pharmacy and supermarket. For the commuter East Midlands airport, the 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.

### Front aspect

As you approach the property you will notice a large Driveway offering ample parking, there is also a pleasant fore garden offering an assortment of plants and shrubs.

The Driveway also offers access to the Garage/Workshop, access to the enclosed rear Garden and side access to the inner Hallway of the property.

### Hallway

Enter the property via uPVC door into the welcoming Hallway.

The Hallway offers access to the Lounge and Dining Room and also has stairs rising to the first floor.

### Dining Room 14'8" x 8'2" (4.49 x 2.49)

Having wooden flooring, French doors leading to rear enclosed Garden, central heating radiator and access the inner Hallway and Kitchen.

### Kitchen 11'8" x 7'4" (3.58 x 2.25)

Having tiled flooring, an assortment of modern gloss wall drawer and base units with complimenting worktops, inset sink with mixer tap, dishwasher, washing machine, undercounter fridge and freezer, gas hob, integrated oven and window to side aspect.

### Inner Hallway

Offering access to uPVC side access door and doorway to ground floor Wet Room.

### Wet Room 7'4" x 6'5" (2.25 x 1.97)

Having tiled flooring, walk in shower, W/C, hand basin, central heating radiator and windows to front and side aspects.

### Lounge 19'5" x 11'9" (5.93 x 3.60)

A spacious reception room offering laminate wood effect flooring, window to front aspect, central heating radiator, feature fireplace with brick surround and double door access to reception room three.

### Reception Room Three 8'7" x 8'1" (2.63 x 2.47)

Having laminate wood effect flooring, central heating radiator, double door access into lounge, access into Conservatory and window to rear enclosed Garden.

### Conservatory 9'0" x 8'1" (2.75 x 2.48)

Having tiled flooring, central heating radiator and uPVC glass panelled door access to rear Garden.

### Master Bedroom 14'9" x 9'7" (4.52 x 2.93)

Having carpeted flooring, central heating radiator and windows to front aspect.

### Bedroom Two 10'2" x 9'10" (3.10 x 3.00)

Having carpeted flooring, window to rear aspect, handy storage cupboard and central heating radiator.

### Bedroom Three 14'8" x 7'4" (4.49 x 2.25)

Having wooden flooring, central heating radiator and window to front aspect.

### Family Bathroom 6'5" x 6'4" (1.98 x 1.94)

Having Bath, W/C, Hand Basin and window to rear aspect.

### Rear Garden

The enclosed Garden offers ample patio seating areas and also offers shrubs, raised planters and access to the Driveway and Garage/Workshop.

### Garage/Workshop 19'8" x 6'10" (6.00 x 2.10)

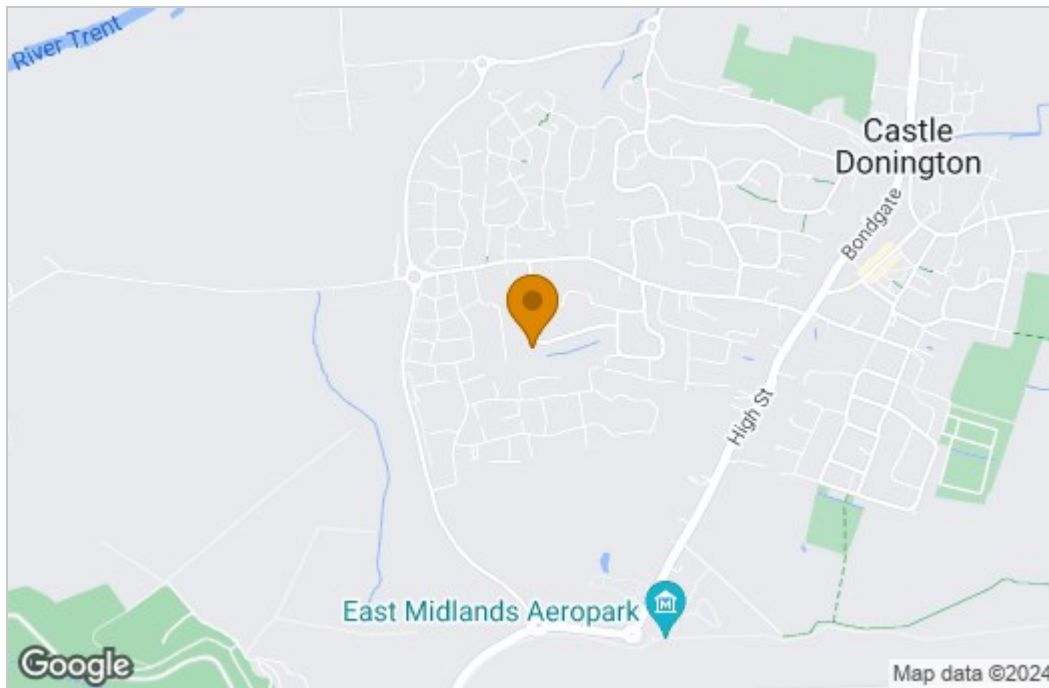
The property benefits from a large Garage/Workshop which offers both power and lighting and ample space for storage or a handy workshop space.

# Floor Plan

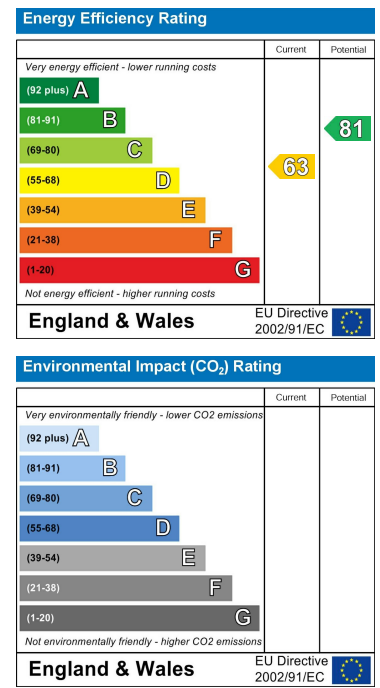


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



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