



### 5 Barroon, Derby, DE74 2PE

**Offers In Excess Of £330,000**

This two hundred year old cottage has been refurbished to the highest standard. It briefly comprises of entrance hall, lounge, open plan kitchen/diner and cellar. To the first floor there is a landing with seated area, three good size bedrooms and a stunning bathroom. Benefiting from gas central heating the property enjoys a private rear garden with seating area, lawn, shrubs and trees.

Situated in the small market town of Castle Donington, the property is conveniently positioned for easy access to Nottingham, Derby and Leicester. Local facilities include a range of shops, restaurants and doctors Surgery.



### Property & Location

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### Accommodation

#### Entrance Hallway

With solid oak entrance hall with glazed panel, Gas central heating feature radiator, exposed beams and flagstone flooring.

#### Lounge

With triple glazed window to the front elevation, gas central heating radiator, storage cupboard and exposed beams.

#### Open Plan Kitchen/Diner

With dual aspect triple glazed windows to the front and double glazed windows to the rear elevation. There is a double glazed door leading to the rear garden, two feature gas central heating radiators, contemporary base units with complementing work surfaces, full length pantry and a Belfast sink with mixer tap. Built in appliances, space for fridge/freezer. a Smeg cooker with extractor hood over, exposed beams and slate flooring throughout.

There is a central island with drawers and storage, breakfast bar and ample space for dining table.

#### Cellar

With access via the kitchen ideal space for storage.

#### Landing

With stairs leading to a split-level landing with seating area, two skylight window, gas central heating radiator, cupboard housing boiler and storage, exposed beams and latched doors into three bedrooms and bathrooms-

#### Bedroom one

With triple glazed window to the front elevation, feature gas central heating radiator, space for log burner, loft access with pull down ladder to boarded loft space and ceiling spotlights.

#### Bedroom Two

With triple glazed window to the front elevation, gas central heating radiator, built in storage cupboards, further loft access and ceiling spotlights.

#### Bedroom Three

With dual aspect triple glazed window to the front, gas central heating radiator and ceiling spotlights.

#### Family Bathroom

With double glazed opaque window to the rear elevation, tiled slate flooring, freestanding bath with feature tap. Separate shower cubicle with rainfall shower, vanity wash hand basin, W.C, gas central heating radiator with exposed beams and ceiling spotlights.

#### Outside

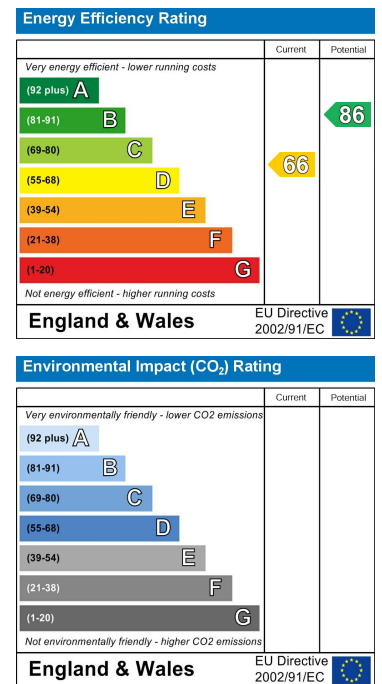
There is a gated access at the front of the property to a pathway leading to the entrance door and rear garden. The rear garden is fully enclosed and includes a lawned area, mature plants, trees and shrubs. There is a patio seated area for entertaining and a brick outbuilding with good size storage areas, W.C. and electricity.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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