

**ON HOLD**



## **Stonehill, Castle Donington**

**4 Bedrooms, 2 Bathroom, Semi-Detached House**

**£299,950**



## Stonehill, Castle Donington

4 Bedrooms, 2 Bathroom

£299,950

- Well proportioned, extended semi detached
- Four bedrooms, master with en-suite
- Impressive dining/living kitchen
- Spacious lounge
- Off road parking and attached garage

THE PROPERTY AND TOWN Extended to both side and rear is this well proportioned and attractively presented semi detached home. Situated in this ever popular location the accommodation includes entrance hall, spacious lounge and lovely dining/living kitchen. To the first floor four bedrooms (master with en-suite shower room) and bathroom. Externally there is off road parking, garage and a good sized garden to the rear.

Castle Donington itself is a highly popular town with an excellent standard of amenities including schooling at all levels, easy access to the national motorway network plus Parkway railway station and East Midlands airport. The vibrant and bustling town centre of Market Street and Borough Street is host to a number of independent cafes, bars, restaurants and boutique shops. A truly delightful place to live.

### ACCOMMODATION

#### GROUND FLOOR

**ENTRANCE HALL** Accessed via a composite door. With stairs rising to the first floor, central heating with cover, laminate flooring.

**LOUNGE** 14' 10" x 11' 9" (4.52m x 3.58m) With uPVC framed double glazed window to the front elevation, central heating radiator and wood burning stove.

**EXTENDED DINING/LIVING KITCHEN** 18' 2" x 13' 3" (5.54m x 4.04m) A real feature of the property is this excellent living space with capacity for a dining table and soft furnishings. Units at eye and base level providing work surface, storage and appliance space. Space for a Range cooker, freestanding island/food preparation station, inset sink unit with mixer tap over, Solid wood floor, central heating radiator, uPVC framed





double glazed window to the rear elevation, uPVC framed double glazed double doors opening to the rear garden.

**FIRST FLOOR**

**LANDING**

**MASTER BEDROOM** 16' 4" x 7' 11" (4.98m x 2.41m) With uPVC framed double glazed window to the rear elevation. Central heating radiator. En-suite shower room leading off.

**EN-SUITE SHOWER ROOM** Comprising a suite in white of wash hand basin and W.C. Walk in shower cubicle. Opaque uPVC framed double glazed window to the front elevation, central heating radiator, laminate flooring.

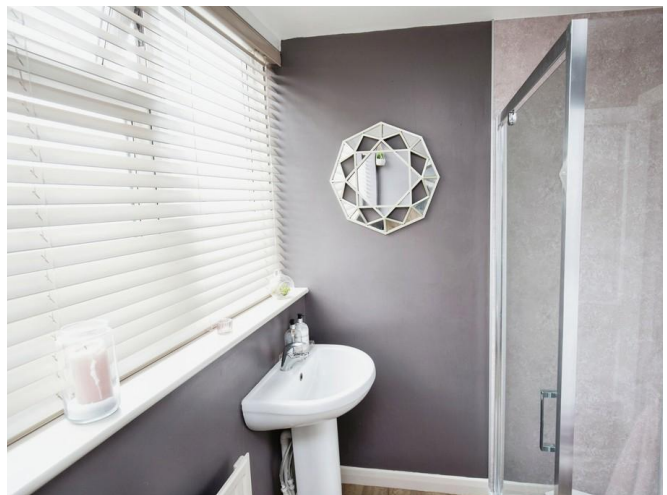
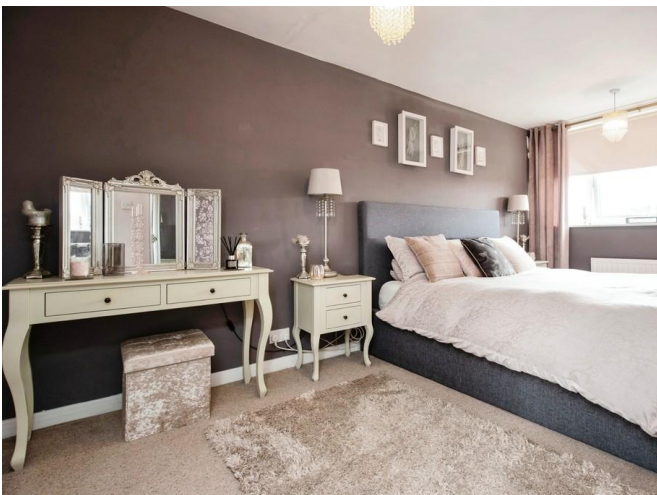
**BEDROOM TWO** 12' x 11' 4" (3.66m x 3.45m) With uPVC double glazed window to the front elevation. Central heating radiator.

**BEDROOM THREE** 11' x 9' 10" (3.35m x 3m) With uPVC framed double glazed window to the rear elevation. Central heating radiator

**BEDROOM FOUR** 7' 11" x 7' 10" (2.41m x 2.39m) With uPVC framed double glazed window to the rear elevation. Central heating radiator.

**BATHROOM** Comprising a suite in white of panelled bath with Triton electric shower over, wash hand basin with storage beneath and W.C. Opaque uPVC framed double glazed window to the front elevation, part tiled walls, airing cupboard, laminate flooring.

**OUTSIDE** The property is set back from the road behind a dwarf wall with fore garden and adjacent drive providing off road parking and leads through to the **ATTACHED GARAGE** 23' 9" x 8' 1" with up and over door, wall mounted central heating boiler and service door opening to the rear garden. To the rear is a good sized garden with an area of decking and a shaped



lawn, all of which is enclosed.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	



Stonehill, Castle Donington, DE74 2LY



Ground Floor



1st Floor

## Castle Donington

15 St James Street • Derby • DE1 1RF

T: 01332 650068 • E: [castledonington@martinco.com](mailto:castledonington@martinco.com)

# 01332 650068

<http://www.martinco.com>



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