56 Meadow Crescent, Derby, DE74 2LX

Offers In The Region Of £250,000

Located to the South of the popular village of Castle Donington, this detached family home has had the same owners for many years, but circumstances dictate that now is the time to move on and let a new family take this blank canvas and create new memories.

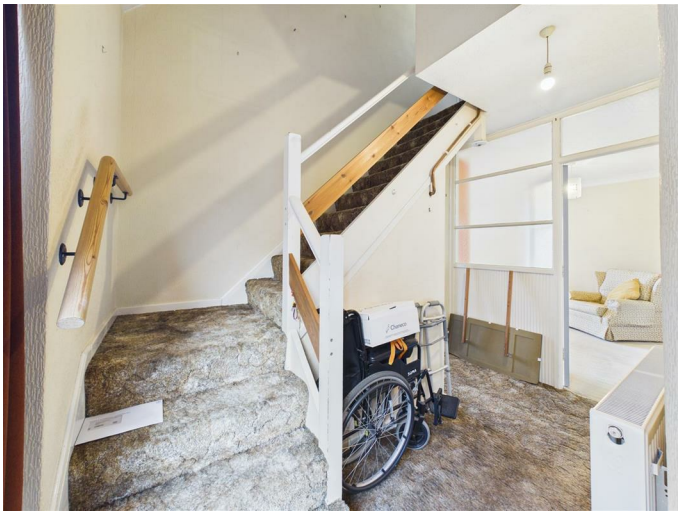
In need of substantial modernisation, but still benefiting from gas central heating and a recently renovated bathroom, a detached garage and a compact but well maintained garden. With three well-proportioned bedrooms, one of which is on the ground floor and could be used as a dining room or office.. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

Castle Donington is known for its friendly community and convenient amenities, making it an attractive location for those seeking a peaceful yet connected lifestyle. With local shops, schools, and parks nearby, this home is perfectly situated for both relaxation and recreation.

This property is a wonderful blend of comfort and practicality, making it an ideal choice for anyone looking to settle in this lovely part of Derbyshire. Don't miss the chance to make this house your new home.

GROUND FLOOR

ENTRANCE HALL



Entered via a double glazed opaque glazed door with 5 lever lock at the side of the house containing an understairs cupboard (which itself contains gas and electric meters. Doors to Lounge; Kitchen Diner; Bed 3 / Dining / Study room. Stairs to Upper Floor. Gas Fired Hot water Radiator.

LOUNGE 16'10 x 11'0" (5.13m x 3.35m)

Overlooking the front of the home, this room features a wall mounted gas fire and 2 x Gas Fired Hot Water Radiators.

KITCHEN / DINER 11'1" x 15'1" (3.38m x 4.60m)

With a range of hand crafted wall and base units with space for cooker, fridge and washing machine. Gas Fired Hot Water Radiator. Door to and window overlooking, rear garden.

BED3 / DINING ROOM / STUDY

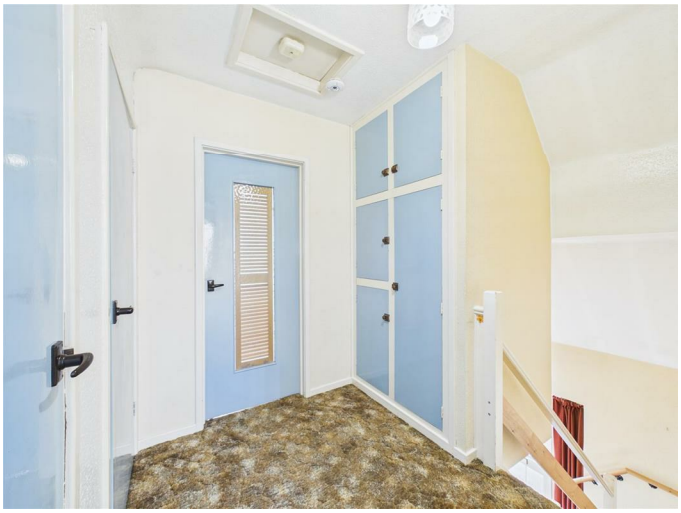
Over looking the front of the home, this useful room could be a bedroom, separate dining room, study or playroom. Gas Fired Hot water Radiator.

FAMILY SHOWER ROOM 8'5" x 6'0" (2.57m x 1.83m)

Featuring a three piece suite including a newly installed walk in double sized shower.

UPPER FLOOR

LANDING



With two inbuilt cupboards incorporating shelving. A further cupboard houses a combi boiler and acts as an airing cupboard. Loft access (not boarded)

BEDROOM ONE 11'1" x 11"0" (3.38m x 3.35m0.00m)

Overlooking the rear gardens. Gas Fired Hot Water Radiator.

BEDROOM TWO 11'1 x 9'8" (3.38m x 2.95m)

Overlooking the front garden. Gas Fired Hot water Radiator.

OUTSIDE

Front gardens are laid to lawn plus an ornamental patio area.
Rear gardens are laid to lawn with a small sitting out patio area.
A detached garage completes the accommodation.

DISCLAIMER & ANTI MONEY LAUNDERING (AML)

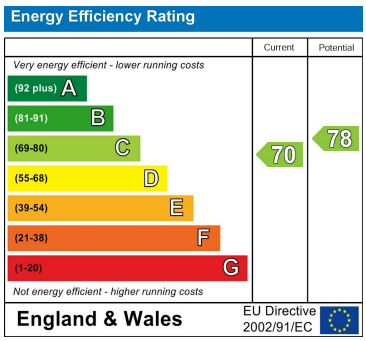
All measurements, areas and floorplans are provided for guidance only and should not be relied upon as statements of fact. Fixtures, fittings and appliances have not been tested and no guarantee is given as to their working order. These particulars do not constitute part of an offer or contract. All information is provided in good faith but is not guaranteed to be accurate and should be independently verified. Photographs and descriptions are for illustrative purposes only and may not reflect current conditions. The property is subject to availability and may be

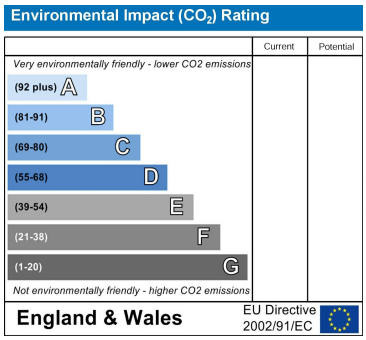
withdrawn or altered without notice.
In accordance with current Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification and proof of address at a later stage of the transaction. Electronic identity verification and source of funds checks may also be carried out once an offer has been accepted.

Floor Plan

Area Map

Energy Efficiency Graph





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Marble Property Services Ltd
T: 01332 811 333
E: ask@marbleproperty.co.uk

23-33 Borough Street Castle Donington Derby DE7 2LA
F: 01332 850070

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