



**43 Bondgate**  
, Castle Donington, DE74 2NS

£290,000

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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

With stairs rising to the first floor.

#### SITTING ROOM

12'9" x 11'7" (3.89m x 3.53m)

With leaded window to the front elevation, central heating radiator, feature exposed brick fire place, beamed ceiling.

#### DINING ROOM

13'2" x 9'6" (4.01m x 2.90m)

With leaded window to the front elevation, central heating radiator, period fire place, in built cupboard, beamed ceiling.

#### KITCHEN

11'3" x 11'3" (3.43m x 3.43m)

With a range of modern units at eye and base level providing work surface, storage and appliance space. Four ring hob, electric oven, central heating radiator, vinyl flooring, beamed ceiling.

#### UTILITY AREA

With plumbing for washing machine.

#### GUEST CLOAKROOM

Comprising a suite in white of wash hand basin and w.c. Double glazed window to the rear elevation, central heating radiator, vinyl flooring.

#### SIDE LOBBY

With central heating radiator, vinyl flooring and Pvc framed double glazed door.

#### FIRST FLOOR

### BEDROOM ONE

12'9" x 11'8" (3.89m x 3.56m)

With leaded window to the front elevation, central heating radiator, over stairs storage cupboard.

### BEDROOM TWO

12'9" x 9'5" (3.89m x 2.87m)

With leaded window to the front elevation, central heating radiator.

### BEDROOM THREE

11'5" x 11'3" (3.48m x 3.43m)

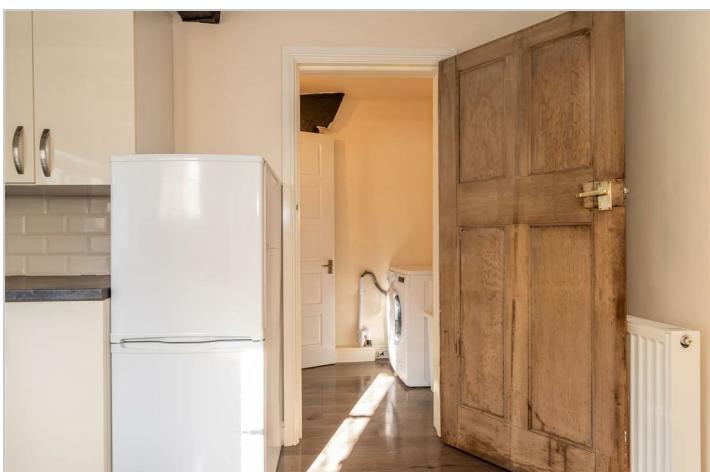
With double glazed window to the rear elevation, central heating radiator.

### BATHROOM

With a suite in white comprising panelled bath with mains fed shower over, wash hand basin and w.c. Opaque window to the rear elevation, heated towel rail.

### OUTSIDE

Parking to the front elevation. Small courtyard to the rear.



## Road Map



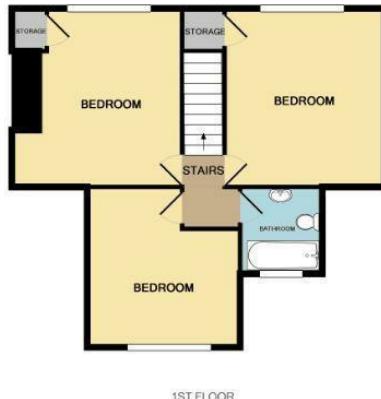
## Hybrid Map



## Terrain Map



## Floor Plan



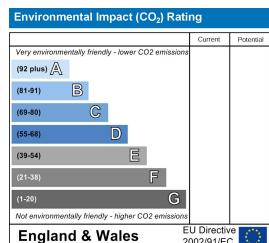
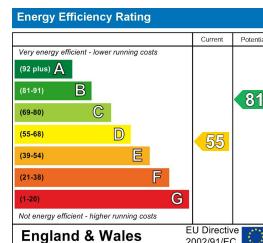
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other internal or external appurtenances are approximate and there is liable to be any error, omission, or mis-statement. The plan is for illustrative purposes only 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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## 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.

## Energy Efficiency Graph



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