







59 Clapgun Street, Derby, DE74 2LF

£260,000

A rare opportunity to acquire this charming three-bedroom mid-terraced cottage, arranged over four floors and believed to date back to the early 1800s. This Grade II listed former village bakery has been thoughtfully modernised while retaining its unique character and period features.

Enjoying a picturesque setting, the cottage overlooks St Edward's Church and its grounds, and is ideally located just moments from the heart of the village.

The accommodation briefly comprises a modern breakfast kitchen and a cosy lounge on the ground floor. The lower ground floor features a cellar split into two useful sections. On the first floor, there is a well-proportioned bedroom and a bathroom. The upper floor offers a landing with a dressing area leading through to the main bedroom.

Externally, to the rear, there is a courtyard with access to a brick-built outbuilding, which is plumbed for use as a utility room, along with additional outhouses. A paved courtyard area features a timber-framed pergola, providing an ideal space for outdoor relaxation.

Property & Village

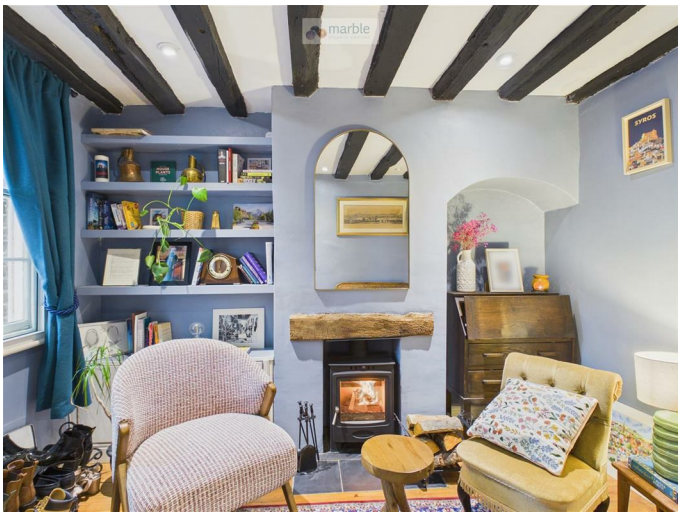
A rare opportunity to purchase this charming three-bedroom mid terraced cottage over three floors. We believe dating back to the 1800s, and holds Grade Two listing The cottage is extremely well presented has been modernised but retains the quirkiness and character. The cottage looks out onto St Edwards church and grounds and is on the doorstep of the village. Briefly comprising on the ground floor, of a modern breakfast kitchen and Lounge, lower floor a cellar split into two sections. On the first floor is a bedroom, currently used as an additional living room and bathroom. The upper floor a landing with master bedroom and third bedroom. Outside, to the rear, is a brick-built outbuilding plumbed for use as a utility room. To the rear there is access to the paved courtyard which sites timber framed pergola.

Castle Donington itself is a vibrant location with a high standard of amenities including shops, post office, doctors surgery, pharmacy, super market, pubs and restaurants. For the commuter East Midlands airport, 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.

Accommodation

Ground Floor

Lounge 10'11"x 9'4" (3.35x 2.87)



With timber framed and solid timber door opening to cosy lounge with timber framed glazed windows and secondary double glazing. Fire place, exposed ceiling beams, central heating radiator. Meter cupboards. Latch key door to,

Breakfast Kitchen 16'4" x 9'3" (4.98 x 2.84)



With a range of cottage style eye level and base units, complementing solid block work surface with inset stainless steel sink drainer. Space for stand alone stove and additional space for white goods. Integrated dishwasher. Traditional style column central heating radiator. Glazed window to rear views. Timber framed and timber door accessing rear and out buildings. Exposed ceiling beams. Stairs rising to first floor and stairs descending to basement.

Basement

Cellar One Section One 10'5" x 8'6" (3.20 x 2.60)



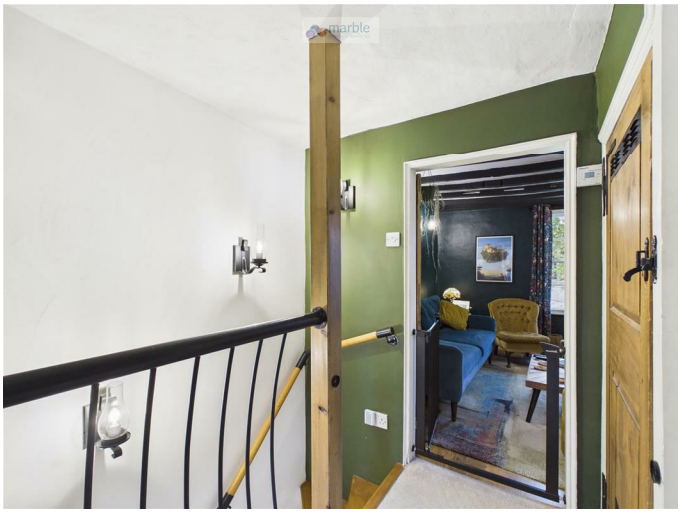
Accessed from the kitchen down a brick staircase,this vaulted, exposed brick cellar, could offer home office space or games room. Built in storage cupboards.

Cellar Section Two 10'6" x 8'7" (3.22 x 2.62)

Accessed from section one, this vaulted, exposed brick cellar, could offer flexible usage. Built in storage cupboards.

Upper Floor

Landing



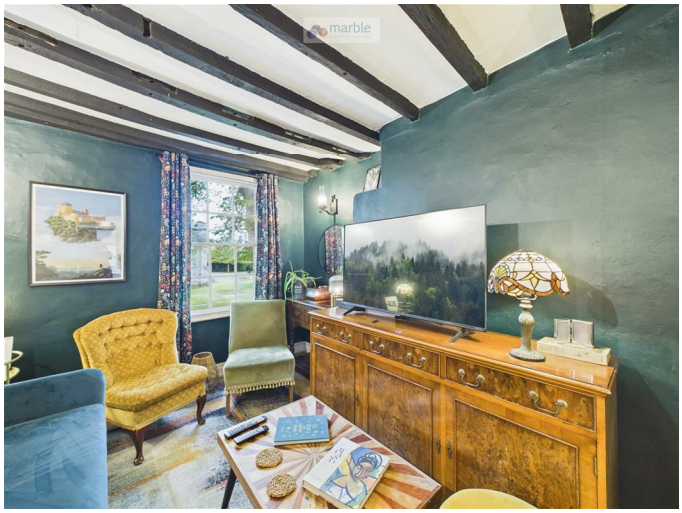
With staircases rising and descending. Useful Storage cupboard. Rooms leading off. Latch key doors.

Family Bathroom



With a suite comprising of fitted panelled bath. Vanity unit with storage facilities and inset ceramic wash hand basin. WC. Shower cubicle housing mains fed shower. Extractor fan, Wall mounted centrally heated towel rail, Exposed ceiling beams. Timber framed glazed window. Airing cupboard housing “Ideal” gas fired central heating boiler.

Bedroom Three 10'11" x 9'3"max (3.33m x 2.82mmax)



Currently used as a living room with exposed beams to the ceiling, timber framed single-glazed sash window with secondary double glazing, traditional style column central heating radiator.

Second Floor

Bedroom One 10'4" x 9'3" (3.15 x 2.84)



With exposed ceiling beam. Timber framed single-glazed window with secondary double glazing. Traditional style column central heating radiator. Access to roof space.

Bedroom Two 10'5" x 9'3" (3.18 x 2.84)



With exposed ceiling beam. Timber framed single-glazed window with secondary double glazing. Traditional style column central heating radiator.

Outside

Utility Room

With a concrete base and single brick-built surround pitched roof, Power and light, housing plumbing for washing machine and space for further white goods

Gardens



A courtyard garden area which has recently been assigned border lines. Hardstanding courtyard area housing timber pergola.

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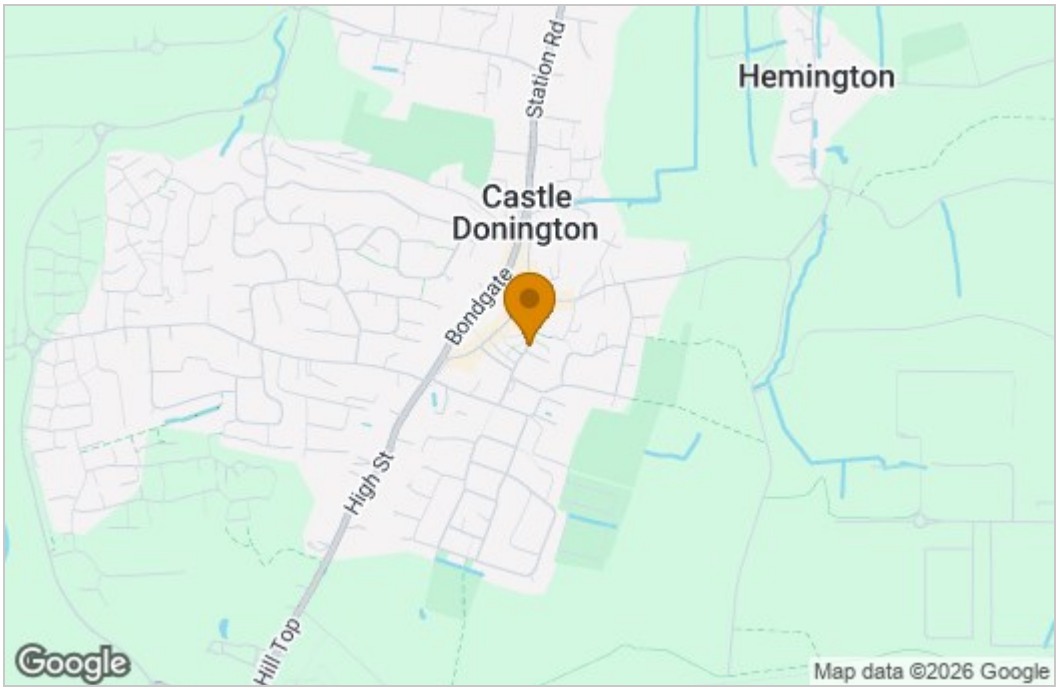
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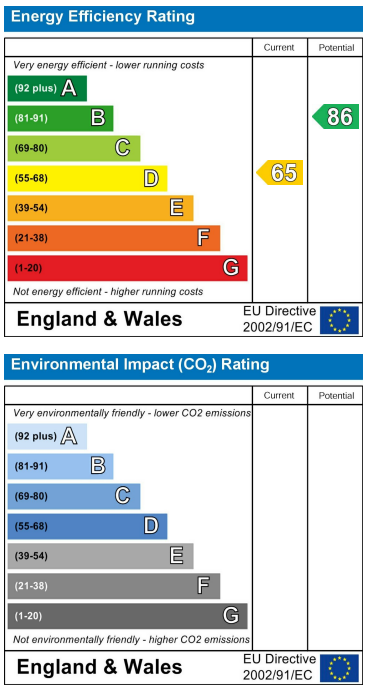
Floor Plan



Area Map



Energy Efficiency Graph



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