



## 149 Stonehill, Derby, DE74 2LZ

**£275,000**

Being sold with no upward chain, this beautifully presented and lovingly maintained detached bungalow offers the perfect blend of modern living and serene surroundings. With two generously sized double bedrooms, this home is ideal for couples, small families, or those seeking a peaceful retreat.

The property benefits from an extremely spacious reception room, providing ample space for relaxation and entertaining. The open plan kitchen and dining area is also a highlight of the property, featuring a modern fitted kitchen with integrated white goods that make cooking and hosting a delight. The layout is designed to foster a warm and inviting atmosphere, perfect for family gatherings or quiet evenings in.

One of the standout features of this bungalow is the stunning south-facing rear garden. This private oasis backs onto woodland, ensuring a tranquil environment where you can unwind and enjoy nature. Whether you wish to cultivate a garden, host summer barbecues, or simply bask in the sun, this outdoor space is sure to impress. Additionally, the property benefits from driveway parking, complemented by a garage, providing convenience and security for your vehicles.

In summary, this modernised two-bedroom bungalow in Castle Donington is a rare find, combining comfort, style, and a picturesque setting. It is an excellent opportunity for anyone looking to enjoy a peaceful lifestyle while being close to local amenities. Do not miss the chance to make this delightful property your new home.

### Front Aspect

Situated in a quiet location on Stonehill, Castle Donington, this detached two double bedroom bungalow offers both driveway parking and a spacious detached garage with electric door.

Enter the property via uPVC doorway into the:

### Modern Kitchen/Dining Room 9'9 x 18'1 (2.97m x 5.51m)

A spacious open plan Kitchen/Dining room with a modern fitted wall, drawer and base units with complementing worktops, Karndean flooring, integrated dishwasher, fridge/freezer and CDA oven and grill, space and plumbing for washing machine, inset sink with mixer tap and double glazed window over which overlooks the charming rear garden.

### Lounge 12'5 x 19'2 (3.78m x 5.84m)

A spacious, beautifully presented reception room with feature electric fireplace and surround, carpeted flooring, central heating radiator and double-glazed sliding patio doors leading out to the rear garden.

### Inner Hallway

Having carpeted flooring, central heating radiator, handy storage cupboard which houses boiler and access to shower room and the two double bedrooms.

### Shower Room 6'0 x 6'9 (1.83m x 2.06m)

A modern fitted shower room with corner shower unit with electric shower over, low flush W/C, double glazed window to side aspect, hand basin vanity unit and central heating radiator.

### Master Bedroom 11'4 x 12'7 (3.45m x 3.84m)

A substantial master bedroom with triple inbuilt wardrobes, double glazed window to the front aspect overlooking the church steeples of Castle Donington, carpeted flooring and central heating radiator.

### Double Bedroom Two 10'10 x 8'7 (3.30m x 2.62m)

A second spacious double bedroom having carpeted flooring, central heating radiator and double glazed window looking out to the front aspect.

### Rear Garden

South facing and landscaped to a beautiful standard, the rear garden is a true highlight of the property, having spacious lawn area, patio seating area and an array of plants and shrubbery. The garden backs onto local woodland which offers a serene backdrop to this stunning outdoor space.

The rear garden also offers access to the garage via side access doorway.

### Garage

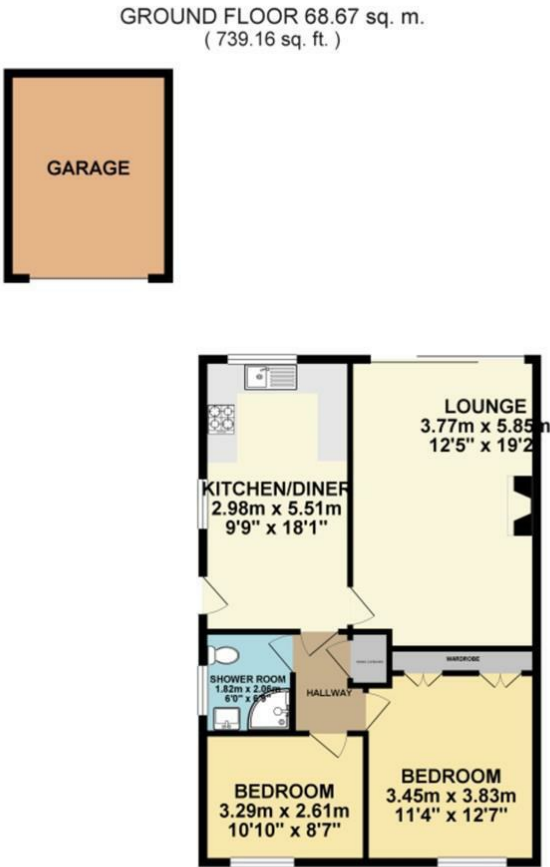
A spacious garage having a modern electric door, power, lighting and side access door from rear garden.

### PLEASE NOTE

This property has been lovingly maintained to the highest standard which can be seen by the quality of the property upon viewing. The modern combi boiler has been serviced every year along with many modern updates throughout including the electric garage door, modern kitchen and shower room installations.

Viewings are highly recommended, contact our team to book.

Floor Plan

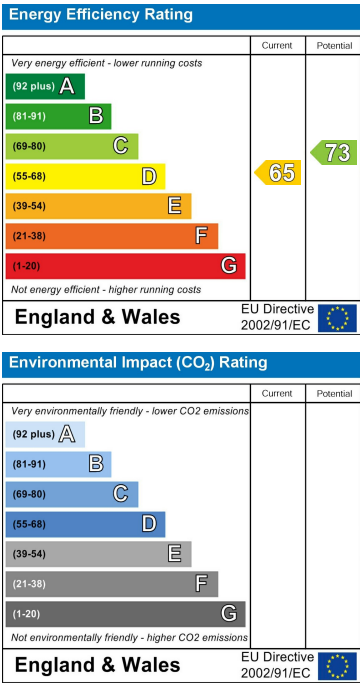


TOTAL FLOOR AREA : 68.67 sq. m. ( 739.16 sq. ft. ) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This 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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Area Map



Energy Efficiency Graph



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