



107 Park Lane

Castle Donington, Derby, DE74 2JG

Asking Price £350,000



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Please Note

DATE OF NOTICE: 21 / 11 / 2022

107 Park Lane, Castle Donington, Derby, DE74 2JG
We advise that an offer has been made for the above property in the sum of £362,000.00

Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Marble Property Services, 23-25 Borough Street, DE74 2LA

Tel: 01332 811 333

The Property & Village

The subject property sits on a substantial plot size and along with the generously sized rooms offers great potential. Park Lane one of the desirable postcodes in Castle Donington. Close to local amenities. Briefly comprising of Entrance Hall, kitchen, separate dining room, lounge, and conservatory, three bedrooms, master with ensuite facilities, family bathroom. Fore gardens and driveway offering off road parking. Gardens to the rear. This is a repossession property.

Accommodation

Ground Floor

Entrance Hall

The property sits well back from the road and is accessed via the driveway leading to the front door opening to the hallway comprising of central heating radiator, rooms leading off and stairs rising.

Lounge

21'1" x 12'0" (6.45 x 3.67)

This generous room with Pvc framed double-glazed

windows to side and rear. GFeature fireplace with exposed brick surround and hearth., housing open fire grate. Central heating radiators.

Dining Room

12'7" 10'4" (3.85 3.15)

With Pvc framed double glazed windows to rear views. feature fireplace. central heating radiators.

Kitchen

9'5" x 9'1" (2.89 x 2.77)

With twin Pvc framed double glazed window to front and matching door to open into side access. A range of wall and base units, work surface with inset stainless steel sink and drainer. Gas hob with stainless steel extractor hood and fan above. Plumbing for white goods and space for other kitchen equipment.

Upper Floor

Landing

With Pvc framed double glazed window to side, rooms leading off.

Bedroom One

12'7" x 10'3" (3.85 x 3.14)

With Pvc framed double glazed window to front elevation, central heating radiator.

Ensuite

With fitted shower cubicle housing electric shower, extractor fan. Fitted sink,, Wc. Central heating radiator Pvc framed double glazed window.

Bedroom Two

12'0" x 10'3" (3.67 x 3.14)

With Pvc framed double glazed window to rear garden views. Central heating radiator.

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Bedroom Three

10'4" x 6'0" (3.16 x 1.85)

With Pvc framed double glazed window, central heating radiator. Built in storage cupboard housing gas central heating boiler.

Family Bathroom

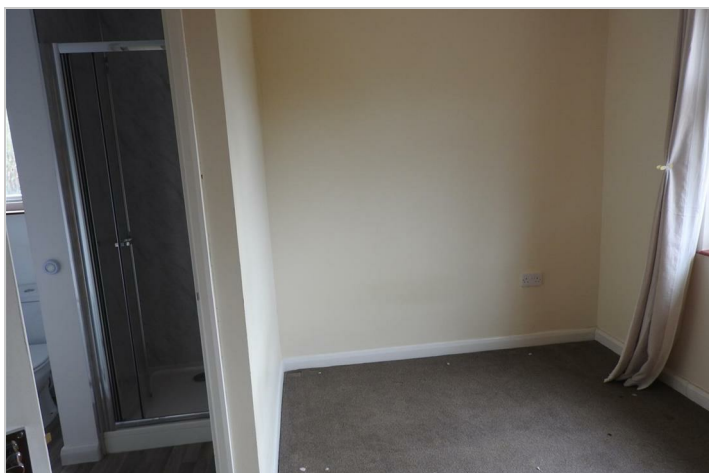
With a suite comprising of panelled bath with wall mounted shower over. Extractor fan. WC, pedestal wash hand basin. Central heating radiator. |Built-in storage cupboard. Pvc framed double glazed window.

Outside Front

With Gravel driveway offering ample off road parking and bordered by lawn.

Outside Rear

Southerly facing aspect , mainly laid to lawn with hardstanding patio



Road Map



Hybrid Map



Terrain Map



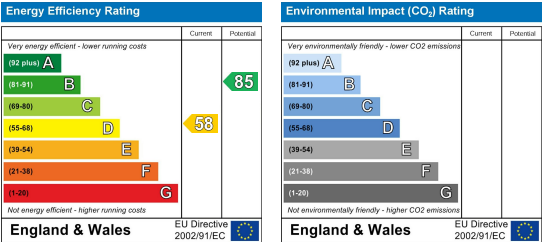
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.