







4 The Spittal, Derby, DE74 2NQ

Offers Over £280,000

On The Spittal in Castle Donington, this Grade II listed semi-detached timber framed cottage has been thoughtfully upgraded by the current vendor while retaining its original charm and character. With a fitted kitchen, cosy living room, two bedrooms and a well-appointed family bathroom, it's a home that suits anyone drawn to characterful period living.

The living room is warmed by a multi-fuel burner, with exposed brickwork and beams giving the space real character. At the heart of the home is a bespoke Anderson Reeve fitted kitchen, complete with integrated appliances and a high-end finish.

Outside, a private garden offers a stone patio just off the back door and a decked area to the rear. A brick outhouse, currently used as a playroom, offers flexible additional living space and comes complete with heating and a WC. A driveway provides parking for multiple vehicles.

A full inspection is highly recommended to appreciate this cottage's character and its position within one of Castle Donington's most established streets. A rare opportunity to own a piece of local history.

The Property

A truly characterful Grade II listed semi-detached cottage, situated in one of Castle Donington's most sought-after locations. This delightful home offers a wealth of period features throughout, including a multi-fuel burner, exposed brickwork, and exposed beams — details that are best appreciated with a full internal inspection.

Kitchen



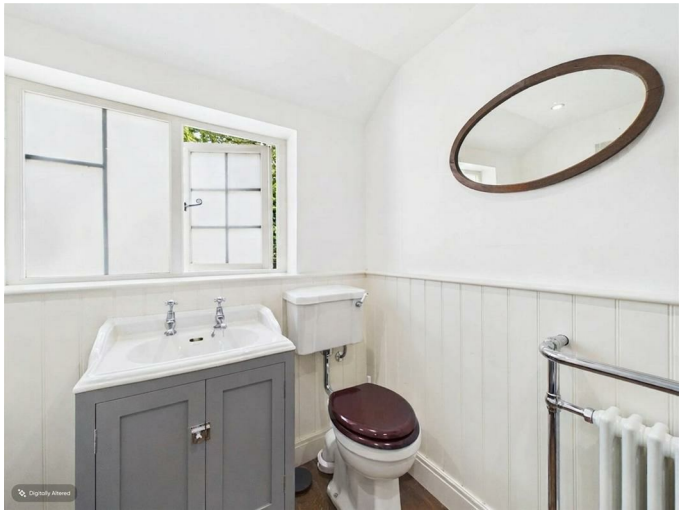
This kitchen combines traditional style with practical functionality, showcasing exposed wooden ceiling beams and a distinctive reclaimed Minton tiled floor. The bespoke Anderson Reeve fitted kitchen with wooden countertops offers ample storage and workspace, complemented by an integrated slimline Bosch dishwasher, under-counter fridge/freezer, and bin drawer. A Belfast sink with mixer tap and a 4-ring Smeg cooker complete the practical elements, while space for a breakfast table and chairs makes this a warm and welcoming cooking and dining area.

Living Room



A cosy and inviting space featuring exposed wooden beams and a wood-burning stove set within a large fireplace. Fitted with carpeted flooring, gas central heating radiator and windows to both the front and rear elevations, and leads through to the family bathroom.

Bathroom



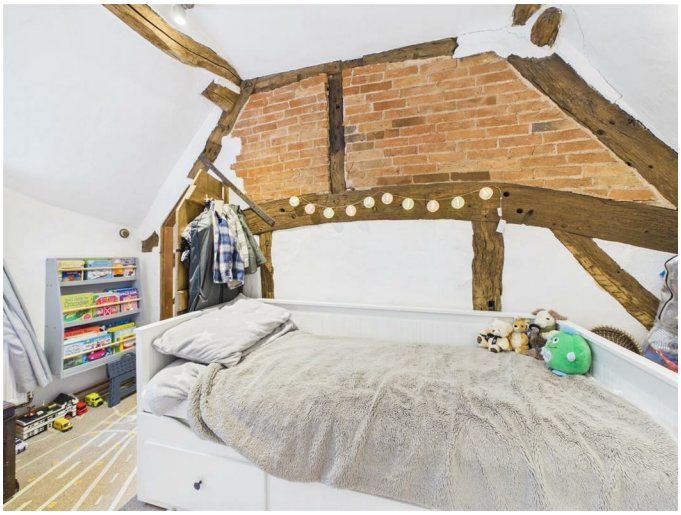
The bathroom features a classic clawfoot bathtub with mains-fed rainfall shower and screen. Panelling to the walls complements the oak flooring, while a vanity sink, WC, and traditional-style gas central heating towel rail complete the space. A frosted window to the rear elevation ensures privacy.

Bedroom 1



A bright and spacious master bedroom featuring striking exposed wooden beams and a sloped ceiling with a Velux-style window. The room benefits from fitted wardrobes in the alcove, carpeted flooring, and a gas central heating radiator.

Bedroom 2



This bedroom benefits from exposed wooden beams and a feature brick wall, along with a gas central heating radiator, carpeted flooring, and a window to the front elevation.

Brick Outhouse



A bright and functional space featuring oak flooring, with fitted storage units and work surfaces in a natural wood finish. There is access to a WC, making this a great playroom, home office, or even a spare bedroom for visitors, while windows and a door provide views and access to the garden. This room is well suited for household tasks and additional storage. Complete with electric heating.

Rear Garden



The rear garden enjoys a peaceful, private setting with a lawn bordered by shrubs and trees. A stoned area directly by the back door is ideal for outdoor seating and relaxation, while decking to the rear provides a further seating area. The garden is enclosed by fencing, creating a secure and tranquil outdoor space, with the brick outbuilding adding further character to the plot.

Front Exterior



The front exterior of the property is full of character, with a whitewashed facade and traditional timber framing. Mature greenery and shrubs frame the entrance, which features an oak door approached via a brick-tiled path.

DISCLAIMER

Property Particulars

These particulars are provided in good faith for general guidance purposes only and do not constitute part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no warranty or representation is given as to its correctness. All prospective purchasers should independently verify the information to their satisfaction.

Measurements and Floorplans

All stated room dimensions, floor areas and floorplans are approximate and are intended for illustrative purposes only. They should not be relied upon for the purchase of furnishings, appliances, or fixtures. Due to the limitations of the process our measurements do not include the insides of wardrobes and cupboards. This may produce discrepancies on internal square feet or metres of a home especially when compared to EPC measurements. Prospective buyers are advised to undertake their own measurements where accuracy is required.

Legal and Financial Information

Information relating to tenure, lease details, service charges, ground rent, council tax, planning permissions, building regulations, or other legal matters should be confirmed by your solicitor or licensed conveyancer prior to exchange of contracts. Buyers are responsible for satisfying themselves on all material matters.

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We are members of a government-approved redress scheme, providing our clients and consumers with access to independent dispute resolution services.

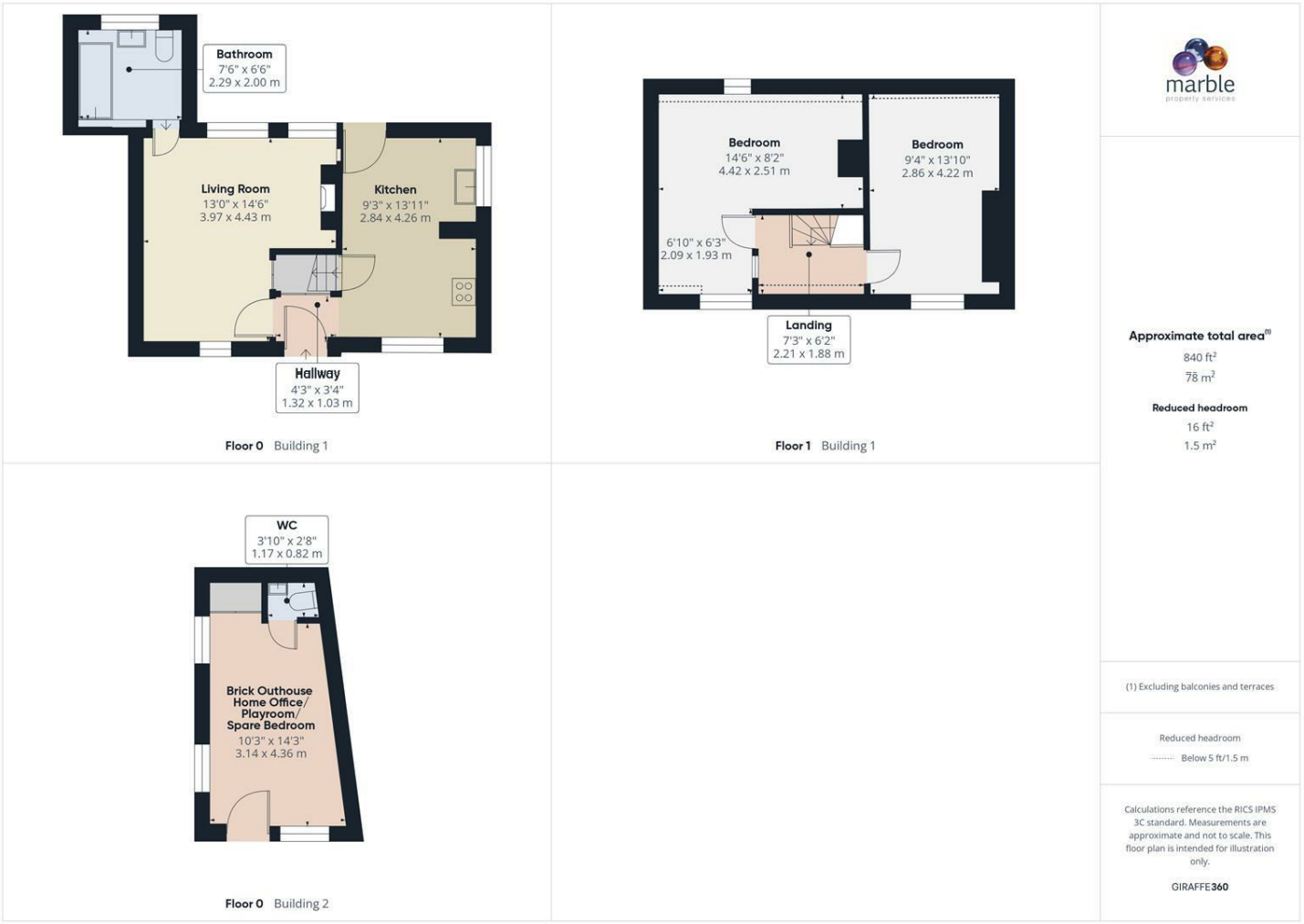
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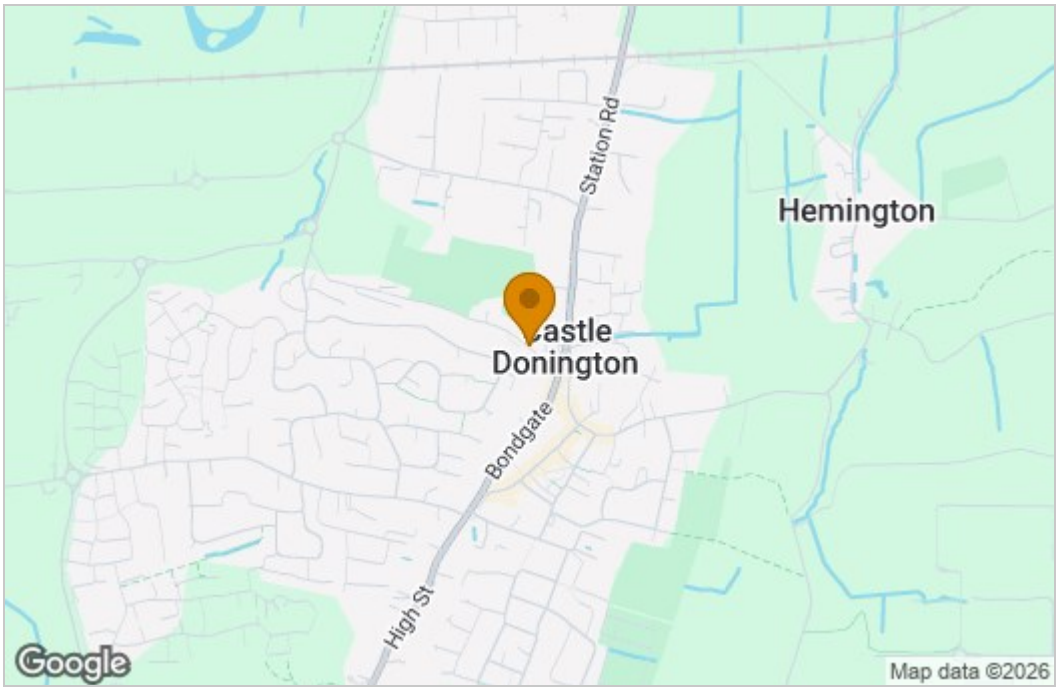
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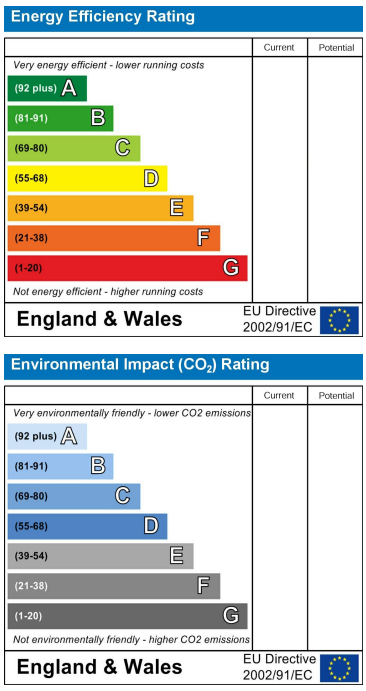
Floor Plan



Area Map



Energy Efficiency Graph



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