



## **57 Clapgun Street, Castle Donington, DE74 2LF**

**Offers Over £215,000**

This beautiful cottage is a true Castle Donington gem. As a Grade II listed property, it boasts a rich history and stunning architectural features that are sure to captivate any discerning buyer. Spanning three floors, this beautiful period home offers a delightful reception room, perfect for entertaining guests or enjoying quiet evenings in. The cottage comprises three well-proportioned bedrooms, providing ample space for family or guests. The bathroom is thoughtfully designed, ensuring comfort and convenience. One of the standout features of this property is its cellar, which features a vaulted ceiling, adding a unique character to the home. This space could serve various purposes, from a wine cellar to a creative studio, limited only by your imagination.

The cottage overlooks the picturesque St Edwards Churchyard, allowing residents to enjoy serene views and a sense of tranquillity in one of the most historic areas of Castle Donington. Additionally, the property is conveniently located close to the village centre, providing easy access to local amenities, shops, and eateries.



#### Lounge 10'7" x 9'5" (3.23 x 2.87)

Entrance via wooden door leading into lounge, bay window to the front elevation which looks towards St Edwards church, gas central heating radiator, log effect electric fire, wooden flooring.

#### Kitchen Diner 16'4" x 8'5" (4.98 x 2.57)

With a window to the rear elevation, plumbing for washing machine, electric four ring stove, Hotpoint electric oven, overhead extractor fan, range of units at eye and base level, gas central heating radiator, door leading to rear garden

#### Cellar 21'3" x 9'0" (6.48 x 2.74)

With steps leading down, two gas central heating radiators, electricity and lighting.

#### Stairs Leading To First Floor

##### Landing

With built-in storage cupboard, stairs rising to the second floor.

#### Bedroom One 10'7" x 9'4" (3.23 x 2.84)

With a window to the front elevation with views to St Edwards church, decorative cast iron fireplace with timber mantel surround, gas central heating radiator, carpeted flooring.

#### Family Bathroom

Comprising suite of panelled bath, pedestal wash hand basin and a dual flush toilet. Walk in cubicle housing the shower. Tiled floor, heated ladder towel rail, tiled splashbacks, storage cupboard housing the boiler. Opaque window to the rear elevation.

#### Second Floor

#### Bedroom Two 10'6" x 9'2" (3.2 x 2.79)

An additional spacious room with a radiator and a timber framed front window.

#### Bedroom Three 12'9" x 9'7" (3.89 x 2.92)

With a central heating radiator, exposed beam to the ceiling and window to the rear elevation.

#### Outside

Private rear garden which is mainly laid to lawn with a raised paved patio seating area and two outbuildings (one for storage and one used as a utility room).

Floor Plan



TOTAL FLOOR AREA : 966 sq.ft. (89.8 sq.m.) approx.

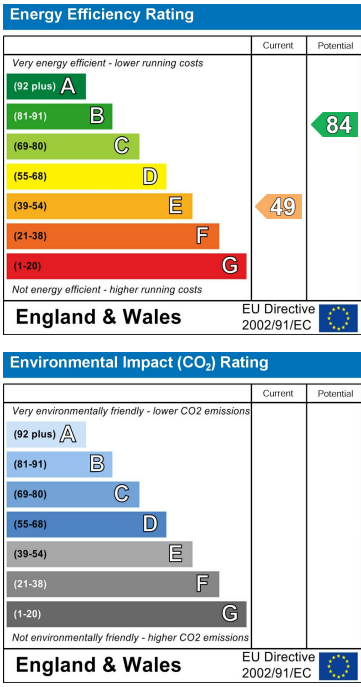
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Area Map



Energy Efficiency Graph



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