



## 26 Hillside, Castle Donington, DE74 2NH

**£340,000**

**\*\*NO UPWARD CHAIN\*\***

Charming 3 Bedroom Character Property in Prime Village Location. Situated just a short stroll from the heart of Castle Donington and local amenities, this beautifully presented 3-bedroom character property offers stylish and versatile living across three floors.

Brimming with charm and character, the accommodation comprises an inviting entrance hallway, a beautifully appointed lounge with period features, and a modern cottage-style fitted kitchen complete with dining and seating area – perfect for everyday living and entertaining.

The upper floor boasts two well-proportioned bedrooms and a contemporary shower room, while the lower ground floor features a spacious third bedroom with its own en-suite shower room, ideal as a guest suite or private retreat.

Externally, the property continues to impress with a delightful sun terrace, a balcony offering elevated views, and a mature garden – perfect for relaxing or alfresco dining.

A rare opportunity to rent a unique home in a sought-after location.

## ENTRANCE HALLWAY



Accessed via a composite entrance door opening to a spacious hallway. Flagstone flooring, useful storage cupboard, exposed ceiling beams, traditional column style central heating radiator, ascending and descending staircases. uPVC framed double glazed window with matching fitted interior shutters.

## KITCHEN DINER



Modern fully fitted split level kitchen diner. The kitchen has a range of eye level and base units with complimenting solid block work surfaces. Rangemaster cooker, Inset ceramic sink and solid block drainer, fitted slimline dish washer. Small step down to dining area with fitted banquette style seating, storage under, fitted dresser offering additional storage, The dining area has under floor heating and bi fold doors opening to the private balcony and steps to sun terrace and gardens.

## LIVING ROOM 11'2" x 15'6" (3.42 x 4.73)



With uPVC framed double glazed windows to dual aspects, feature brick built fireplace and hearth housing log burning stove. Traditional column style central heating radiator.

## MASTER BEDROOM 10'3" x 12'9" (3.14 x 3.91)



With uPVC framed double glazed windows and matching interior shutters, traditional column style central heating radiator, fitted wardrobes and storage units, access to roof space.

## BEDROOM 2 11'2" x 10'10" (3.42 x 3.31)



With uPVC framed double glazed window to rear views. Traditional column style central heating radiator. Exposed ceiling timbers.

## BEDROOM 3 19'7" x 9'0" (5.97 x 2.75)



With uPVC framed double glazed doors to sun terrace, Storage alcove. Traditional column style central heating radiator, Twin Velux style roof lights.

## UPSTAIRS BATHROOM 7'3" x 6'2" (2.23 x 1.89)



With a walk in cubicle housing double headed mains fed shower. WC, vanity unit with inset sink and storage draws. Heated chrome dual fuel towel rail. Extractor fan.

## DOWNSTAIRS BATHROOM 10'4" x 8'0" (3.15 x 2.45)



With shower cubicle housing the mains fed shower. Wc, wash hand basin. Heated dual fuel towel rail and useful storage cupboard.

## SUN TERRACE

Private sizeable quarry tiled sun terrace, steps leading down to the lawn end enclosed rear gardens with pergola

## GARDENS

Private garden with open fronted summer house/ pergola, garden shed, garden lighting

## Floor Plan

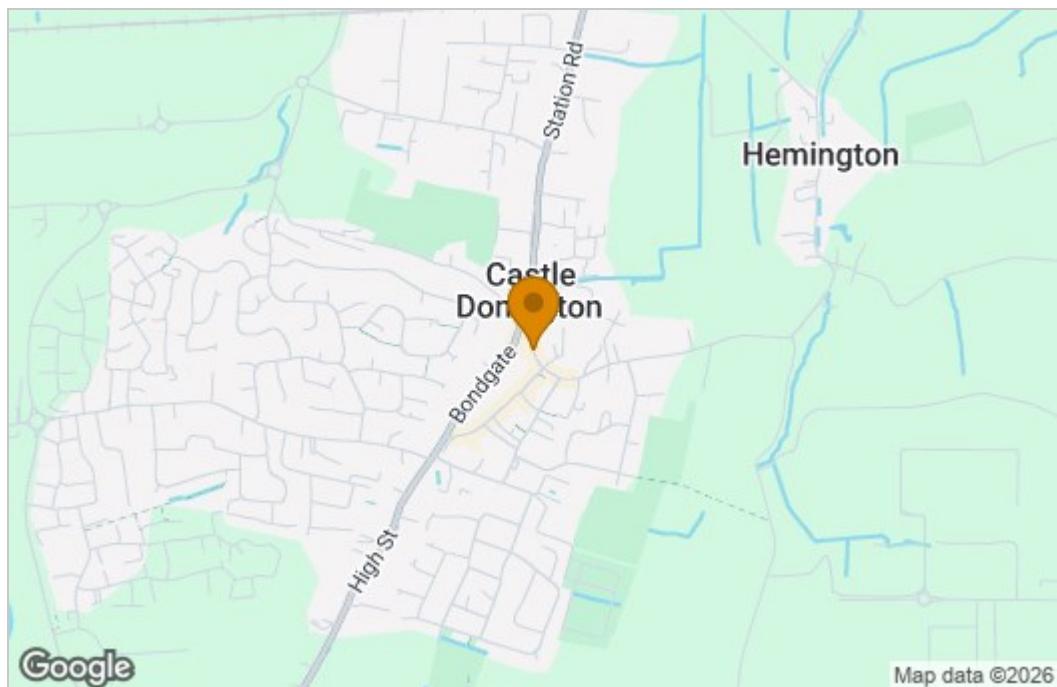


TOTAL FLOOR AREA : 94.32 sq.m. ( 1015.30 sq. ft. ) approx.

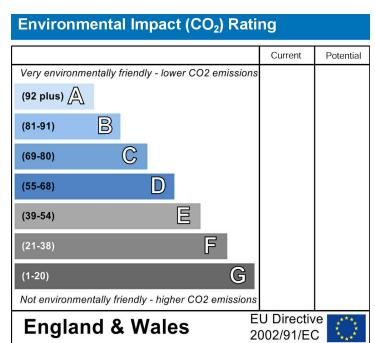
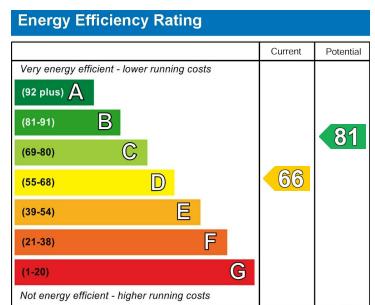
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures 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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