



## 14 Lothian Place

Castle Donington, Derby, DE74 2QZ

£950 PCM



# 14 Lothian Place

Castle Donington, Derby, DE74 2QZ

£950 PCM



## ACCOMMODATION

### ENTRANCE PORCH

With recently replaced UPVC entrance door, UPVC framed double glazed windows.

### ENTRANCE HALL

With stairs rising to the first floor, understairs storage cupboard, central heating radiator.

### GUEST CLOAKROOM

Comprising a suite in white of wash hand basin and w.c. Opaque window to the front elevation.

### LOUNGE

15'7" x 11'2" (4.75 x 3.4)

With Upvc framed double glazed bow window to the front elevation, central heating radiator

### KITCHEN/DINER

17'8" x 8'8" (5.38 x 2.64)

Including units at eye and base level providing work surface storage and appliance space. One and a quarter bowl sink unit, hob with electric oven beneath and extractor over, plumbing for washing machine, modern wall mounted Worcester combi boiler, central heating radiator, Upvc framed double glazed door opening to the rear garden and sliding double glazed patio doors opening to the conservatory.

### CONSERVATORY

### FIRST FLOOR

### LANDING

With Upvc framed double glazed window to the side elevation. Storage cupboard.

### BEDROOM ONE

13'7" x 8'9" (4.14 x 2.67)

With Upvc framed double glazed window to the front elevation, central heating radiator

### BEDROOM TWO

11'9" x 10'4" (3.58 x 3.15)

With Upvc framed double glazed window to the rear elevation. Central heating radiator.

### BEDROOM THREE

10'10" x 7'0" (3.3 x 2.13)

With Upvc framed double glazed window to the front elevation, central heating radiator, fitted storage cupboards, access to the roof space.

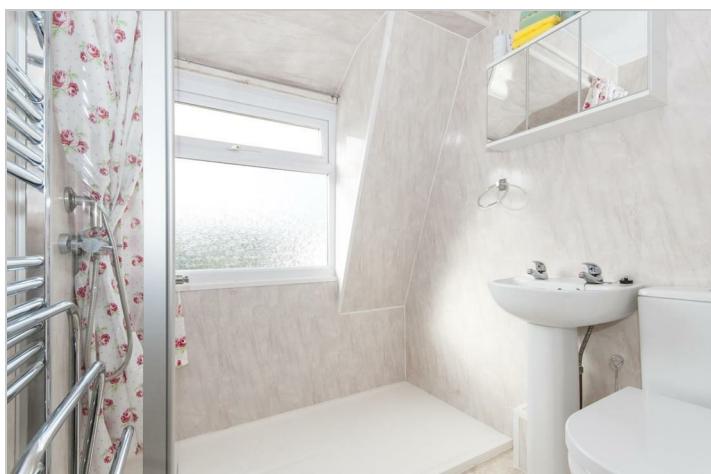
### SHOWER ROOM

With a suite of shower, wash hand basin and w.c. Opaque Upvc framed double glazed window to the rear elevation, heated Chrome towel rail.

### OUTSIDE

### GARDENS & GARAGE

The property is set back from the road behind a pressed concrete frontage which extends to provide private off road parking and leads to the detached garage 15' 11" x 8' 1". To the rear an enclosed garden with shaped lawn and flower borders,



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

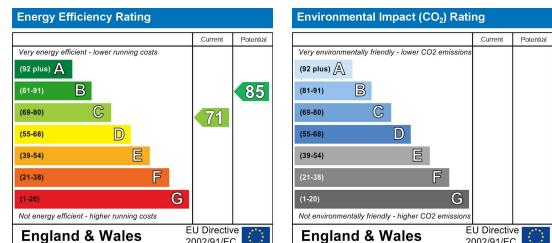


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Methouse ©2016

## 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.