



4 Mount Pleasant, Castle Donington, DE74 2LN

£180,000

Marble Property Services are delighted to present this charming two-bedroom semi-detached home, ideally situated on the sought-after Mount Pleasant in the heart of Castle Donington, Derby. This well-proportioned property offers two welcoming reception rooms, providing flexible living and dining space, along with a separate fitted kitchen that benefits from direct access to the rear garden.

Upstairs, the property features two generous double bedrooms, making it an ideal home for a couple, small family, or anyone looking for additional space for a home office or guest room. The family bathroom comprises a bath with shower over, wash hand basin, and WC.

Externally, the property benefits from a private rear garden and a driveway providing off-road parking for one vehicle.

Conveniently located close to local amenities, schools, transport links and the village centre, this delightful home combines character with practicality and is not to be missed.

To arrange a viewing, please contact Marble Property Services on 01332 811 333.

THE PROPERTY & VILLAGE

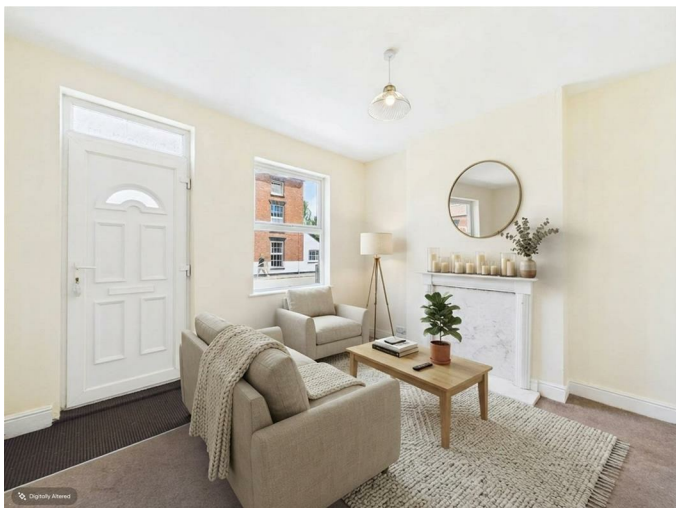


Improved semi detached property situated within walking distance of the village centre. Briefly the gas centrally heated and double glazed accommodation includes front sitting room, living room, kitchen, two bedrooms and bathroom. Space for a small vehicle to the front elevation, garden to the rear.

Castle Donington itself is a vibrant location with a high standard of amenities including shops, post office, doctors surgery, pharmacy, super market, pubs and restaurants. For the commuter East Midlands airport, Parkway railways station and the national motorway network are all readily accessible as are the centres of Nottingham, Derby and Leicester via the 24 hour running Skylink bus service.

ACCOMMODATION

FRONT SITTING ROOM 11'9" x 11'0" (3.58 x 3.35)



Accessed via a Pvc entrance door. Double glazed window to the front elevation, central heating radiator. Inner hall with stairs to the first floor.

LIVING ROOM/DINER 11'9" x 11'8" (3.58 x 3.56)



With double glazed window to side and rear elevations, central heating radiator, under stairs storage cupboard housing the wall mounted central heating boiler.

KITCHEN 11'8" x 5'9" (3.56 x 1.75)



With units providing work surface, storage and appliance space. Hotpoint hob with extractor over, Indesit electric oven, plumbing for washing machine, sink unit, double glazed window to the side elevation, central heating radiator, tiled floor, door to the exterior.

BEDROOM ONE 11'9" x 11'0" (3.58 x 3.35)



With double glazed window to the front elevation, central heating radiator, over stairs storage cupboard.

BEDROOM TWO 11'9" x 11'8" (3.58 x 3.56)



With double glazed window to the rear elevation. Central heating radiator. Bathroom leading off.

BATHROOM



Comprising a suite in white of panelled bath with shower attachment off the mixer tap, wash hand basin and w.c. Opaque double glazed window to the rear elevation, vinyl flooring.

OUTSIDE



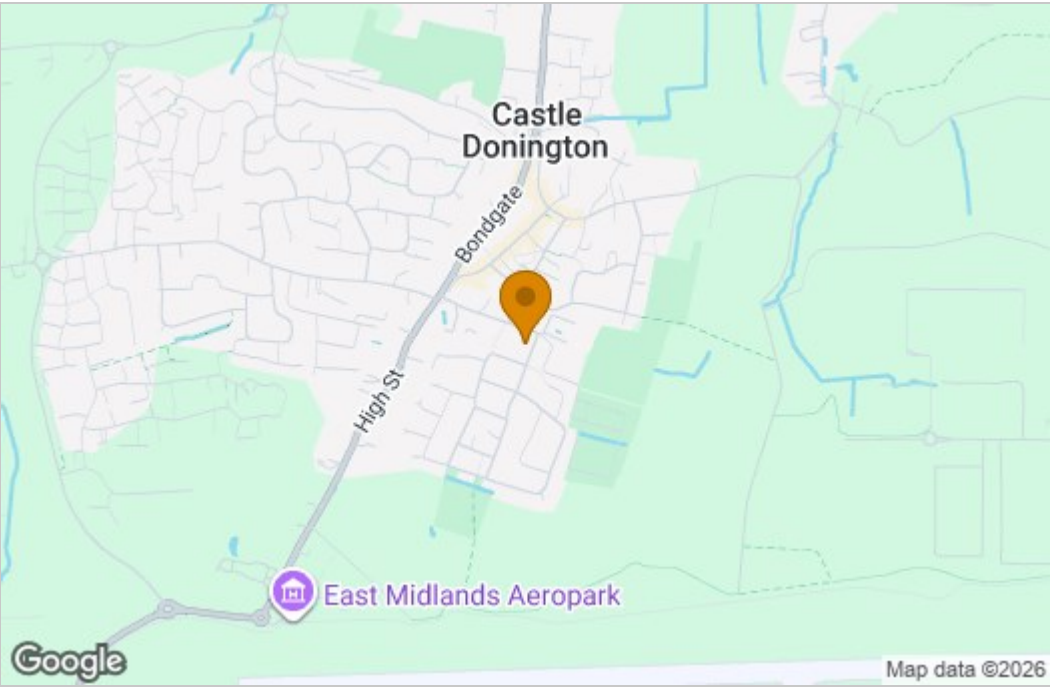
The property has a parking area for a smaller vehicle. To the rear outside store and w.c. Beyond this a garden laid mainly to lawn.

Floor Plan

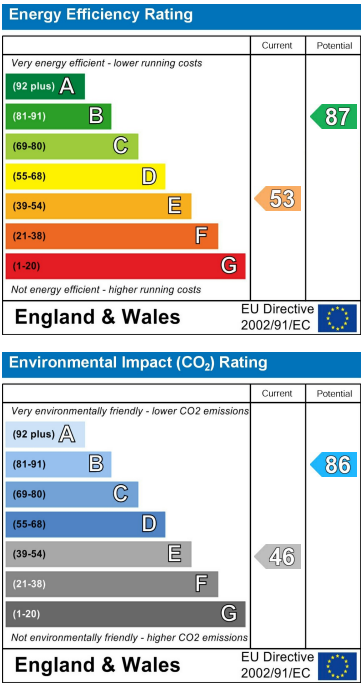


Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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Area Map



Energy Efficiency Graph



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